RETIREMENT HOMES REPORT

Ontario

Canada Mortgage and Housing Corporation
2005 Annual Survey

Vacancy Rate in Ontario Edges Down to 13.0%

Canada Mortgage and Housing Corporation's (CMHC) 2005 Retirement Homes Survey captured a total of 38,214 retirement home accommodation spaces in Ontario, with 4,970 being vacant and available for rent. The total vacancy rate for Ontario was 13.0 per cent, down marginally from 13.2 per cent in 2004.

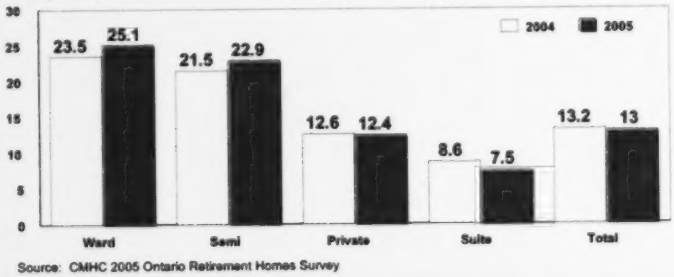
The vacancy rate edged upwards for the less expensive ward and semi-private shared accommodation types, but decreased for the private and suite categories. Despite an increase in supply of both suites and private units, the vacancy rate for private units moved down to 12.4 per cent from 12.6 per cent in 2004, while for suites, the vacancy rate dropped from 8.6 per cent to 7.5 per cent. On the other hand, although the supply of ward and semi-private spaces continued to shrink, the vacancy rate rose to 25.1 per cent for ward spaces and 22.9 per cent for semi-private accommodation.

HIGHLIGHTS

- Eastern Ontario most improved market, vacancy rate at 9.9%
- Demand highest for suites
- Shared accommodation drops to 13% of total supply
- Annual per diem revenues near $1-billion

The shift in the supply towards the more expensive private rooms and suites reflects changing demand among more affluent seniors as well as the impact of new projects and renovations of existing properties. This continues a longer term trend which

Ontario vacancy rate eases



Source: CMHC 2005 Ontario Retirement Homes Survey

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Market Analysis Centre - Ontario

CMHC SCHL

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has seen the share of spaces which are in ward or semi-private rooms fall from 17 per cent in 2002 to 13 per cent this year. In contrast, the share of spaces in suites jumped by almost half from 12 per cent in 2002 to 17.8 per cent in 2005.

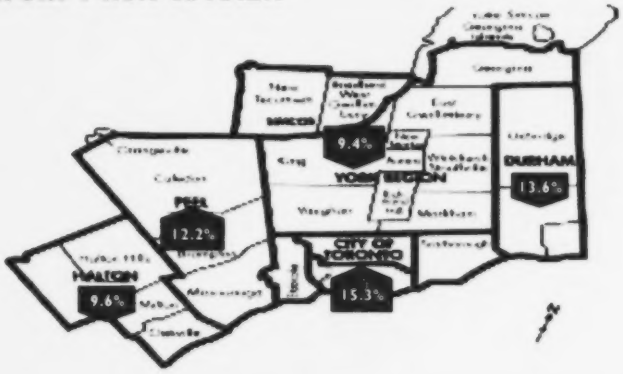
The average per diem rate for all accommodation types rose by between 2.7 and 3.4 per cent from 2004 to 2005. Privates saw the largest increase, with the average per diem rising 3.4 per cent to $75 from $73 last year.

Increasing rents and occupancy rates for the more prevalent room types have resulted in higher revenues for the retirement home industry. Estimated daily rental revenue for surveyed projects rose by almost 6.0 per cent to reach $2.6 million dollars in 2005. The industry is approaching $1-billion in annual rental revenue.

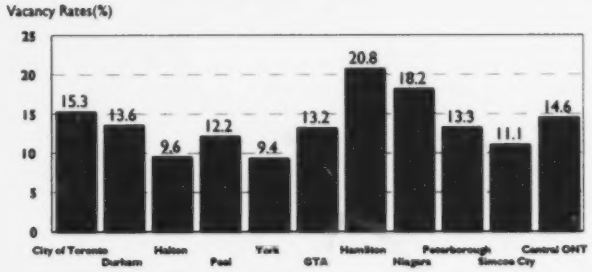
The capture rate, defined as the total number of retirement home residents in our sample divided by the number of persons in the area aged 75 and over, was estimated to be 4.6 per cent in Ontario in 2005. This means that approximately five of every 100 Ontario residents aged 75 and over lives in a retirement home.

The capture rate was unchanged from 2004, interrupting a longer-term trend toward a declining share of seniors in this age group choosing retirement homes. The capture rate varies widely across the major municipalities in Ontario from a high of 11.6 in Greater Ottawa to a low of 1.9 in Victoria/Haliburton.

GTA Vacancy rate declines from 14.6% to13.2%



Vacancy rates by region
Central Ontario



Source: CMHC 2005 Ontario Retirement Homes Survey

Couples represent just over four per cent of the total population of retirement home residents in Ontario.

Market conditions vary significantly by region within Ontario, although some convergence occurred between 2004 and 2005. Only one retirement home sub-market, Kingston City had a vacancy rate of 5 per cent or less in 2005. Seven markets had a vacancy rate from 5.1 per cent to 10 per cent. In the middle range, 23 markets had a vacancy rate of 10.1 to 15 per cent, with a further 12 areas having vacancy rates in the 15.1 to 20 per cent interval. At the highest end, four Ontario markets had a vacancy rate above 20 per cent, all of which were in Central Ontario.

New and upgraded Long Term Care (LTC) facilities are still leasing up in a number of markets. These new LTC beds continue to impact the market for both semi-private units and units in smaller and affordable retirement homes.

Central Ontario

Including the Greater Toronto Area

Overall GTA Vacancy Rate drops to provincial average

The vacancy rate in the Greater Toronto Area (GTA) improved again this year at 13.2 per cent. Among room types, only semi-private rooms saw a small increase in their vacancy rate from 19.5 per cent last year to 21.0 per cent in 2005. Private rooms, after suffering a steadily rising vacancy rate over the last few years, saw their vacancy rate fall to 13.3 per cent from 15.5 per cent a year ago. Demand for suites remains strong, with the vacancy rate edging lower to 9.6 per cent despite a 23.7 per cent or 518-unit expansion in supply over the last two years.

While the total supply of retirement spaces increased by just 1.3 per cent in 2005, this small change obscures a more signficant shift in the type of accommodation being offered. Between 2004 and 2005 there was a 7.2 per cent jump in the number of suites in the GTA market, a sharp contrast to the 10.9 per cent drop in the number of shared accommodation spaces. The supply of private units showed a small increase over this period of 1.4 per cent, after dropping by a similar amount in the 2003-2004 interval.

Per diems at retirement homes in the GTA generally kept pace with inflation over the last year. For the most common private room type, the average per diem rose by 2.1 per cent to $87, compared to $80 for Central Ontario as a whole. The more buoyant demand for suite-style units allowed their average per diem to rise by 4.3 per cent to almost $121. Suite per diems are also being boosted by the continued influx of newer buildings into the supply.

City of Toronto

The total vacancy rate in the City of Toronto moved higher to 15.3 per cent in 2005, up from 14.8 per cent a year earlier. Although vacancy rates fell for suites and remained essentially unchanged for private units, the less-attractive semi-private accommodations posted a one point increase in their vacancy rate to 17.2 per cent.

Vacancy experience varied greatly among the city's sub-markets. The rate jumped in Etobicoke from 9.2 to 15.6 per cent, partly reflecting the re-introduction of a small facility with a high number of vacant semis. There was a near-doubling in York City from 14.3 to 26.0 per cent as a renovated facility was brought back into the survey and mention was made of the impact of a new long-term care facility on occupancy levels. Scarborough and East York saw smaller increases in their vacancy rates, while the former Toronto City and North York had small declines.

The changes in average per diems by room type largely reflected their different vacancy experiences in the Toronto market. For suite units, the drop in the vacancy rate allowed the average rent to increase by 3.4 per cent to $126 per diem. For private units, the small increase in the vacancy rate held average per diems unchanged from a year earlier. Unsurprisingly, the relatively high and rising vacancy rate for semi-private units drove average per diems for these units down 5.4 per cent to $57. The North York area, with its preponderance of newer buildings, had both the lowest vacancy rate and the highest per diems for both private rooms and suites.

Table 1: Vacancy rate by Rent range for Suites

Greater Toronto	<$60		$60 - $79		$80 - $99		$100 - $119		$120 - $149		$150+	
Area (GTA)	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
East York	-	-	-	-	0.0	-	-	-	17.6	17.5	21.1	-
Etobicoke	-	-	-	**	**	-	0.0	-	0.0	**	0.0	-
North York	-	-	-	-	-	-	-	-	0.0	0.0	0.0	23.3
Scarborough	-		-		20.3	59.6	-	75.9	22.2	14.3	-	-
Toronto	4.4	11.8	4.3	0.0	12.1	6.2	41.3	2.9	19.5	3.3	24.0	5.3
York City	-	-	-	-	-	0.0	2.9	0.0	7.1	0.0	-	-
City of Toronto	**4.4**	**11.8**	**4.3**	**0.0**	**13.7**	**19.4**	**28.6**	**15.1**	**14.1**	**4.6**	**21.2**	**8.0**
GTA	**4.4**	**11.8**	**2.4**	**0.7**	**8.0**	**12.2**	**10.1**	**7.3**	**11.7**	**5.6**	**17.3**	**6.1**

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Etobicoke	-	-	-	**	**	-	0.0	-	0.0	**	0.0	-
North York	-	-	-	-	-	-	-	-	0.0	0.0	0.0	23.3
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Suburban Regions (905 Areas)

In general, the suburban regions surrounding the City of Toronto now have lower vacancy rates than does the City of Toronto. With no net new private rooms in the region as a whole, the growing populations and higher capture rates of the suburban municipalities have cut into the outstanding supply. Vacancy rates for private units fell in all four regional municipalities, with declines from 0.5 percentage points in Peel to 13.2 percentage points in Durham. Per diems have responded quickly to the lower vacancy rates. The pattern of rent increases for private units has echoed in reverse the level of vacancy rates, with Durham Region having the smallest increase at 1.2 per cent and York Region seeing a jump of almost 7 per cent in per diems.

Other Central Ontario Areas

Outside of the GTA, the average project has 52 accommodation spaces, as compared to 79 in the Greater Toronto Area. The share of suite units is also much lower than in the GTA, accounting for only 12.6 per cent of the total supply. Although the major centres have seen recent construction of larger buildings with more suites and private rooms, many of the smaller centres are still characterized by retirement homes in converted large houses with a small number of units. With older retirement home stock and generally lower housing costs than in the GTA, per diems are typically lower, ranging from $56 for a private room in Haldimand-Norfolk to $83 in Dufferin County on the outskirts of the GTA.

Of the large markets outside the GTA, the vacancy rate in the City of Hamilton edged higher, increasing to 20.8 per cent in 2005. In contrast to a year earlier, the biggest jump in vacancies was in the areas outside of the old Hamilton City boundaries. While the vacancy rate in the old City fell by 1.5 percentage points, that in the outlying areas jumped by 4.5 percentage points to 18.1 per cent An overall fall in the average per diem within the city appears to have improved the competitiveness of the accommodations in the city, causing a significant convergence in vacancy rates between the two sub-markets.

The Niagara Region vacancy rate rose further to 18.2 per cent in 2005 from 14.3 per cent last year, with higher vacancies concentrated in the Niagara Falls-Port Colborne area.

Simcoe County's vacancy rate also moved higher, from 10.7 per cent to 11.1 per cent. This occurred as the vacancy level in the City of Barrie declined 3 points to 11.0 per cent, a centre that added a small new residence and had another larger new home in the early stages of marketing. Rising County vacancies were found outside Barrie, in part reflecting the impact of a large renovated facility back into the survey.

Among the smaller markets, vacancy rates rose sharply in Haldimand-Norfolk and Victoria/ Haliburton. Given the small size of these markets, sharply higher vacancies in one or two projects were sufficient to push up the overall rate.

Capture Rates Lower in the City of Toronto and GTA

The proportion of the population aged 75 and over who reside in retirement homes varies widely across Central Ontario. In the City of Toronto there are a broad range of alternatives to retirement homes, including new long-term care faciltiies, independent living and life-lease apartments with home care. As a result, the capture rate in the city is just 2.7 per cent, compared to the province-wide rate of 4.6 per cent. This number has stayed largely unchanged over the last three years.

In the Greater Toronto Area, the capture rate has also remained virtually unchanged at 3.2 per cent, with retirement homes being a more popular option in Halton and Durham Regions than in Peel and York.

Among the remaining areas of Central Ontario, both Muskoka and Peterborough had capture rates of more than 7 per cent. Both of these areas have significant numbers of cottages, suggesting that seniors are retiring to their cottage and then later moving to a retirement home in the same area.

Hamilton and Niagara have lower than average capture rates at 4.0 and 3.9 respectively, reflecting the range of alternatives in these larger centres.

Eastern Ontario

Including Ottawa

Eastern Ontario Vacancy Rate falls

Across Eastern Ontario the total vacancy rate fell close to two percentage points between 2004 and 2005, dropping just below the 10 per cent mark to end at 9.9 per cent. Stronger demand both within and outside of the Ottawa market cut into the level of vacancies, especially for the dominant private unit type.

Greater Ottawa Area (GOA)

In the Greater Ottawa Area the vacancy rate edged down further in 2005 to 9.2 per cent. The rate now stands at almost half the supply-induced peak of 17.3 per cent reached in 2003. Vacancy rates were down or flat throughout the GOA, with the biggest declines occurring in the Ottawa sub-markets of Inner East and Outer East.

In response to lower vacancy rates, average per diems rose for all unit categories. The largest increase came for private units, which saw their average rent jump 7.5 per cent from $72 to $78. Among the sub-markets, the highest per diems were in Central Ottawa ($89) and the Inner West ($86), while the Outer East ($48) sub-market had the lowest cost private units.

The vacancy rate in the Greater Ottawa Area decreased for all room types this year. The vacancy rate for private units fell to 8.2 per cent as the number of private rooms slid by 3.9 per cent. Part of the decline in private rooms were the result of conversions to fuel the rapid growth of suites. Suite conversions and new suite supply boosted the number of suites in the GOA to 1,313 units, an 18.2 per cent increase. Despite the uptick in supply, suites continue to enjoy the lowest vacancy rate at 6.1 per cent, up marginally from 5.6 per cent.

The vacancy rate for semi-private units eased to 23.7 per cent despite an unexpected increase in the supply. Part of that increase was the conversion of private rooms to semis to accommodate subsidized residents.

Other Eastern Ontario

Eastern Ontario, outside the Ottawa area was generally characterized by relatively low and falling vacancy rates. Overall the rate outside the GOA averaged 11.2 per cent, well below the 13.0 per cent Ontario average. A relatively slower pace of new retirement home construction combined with high capture rates have helped keep vacancies low. Among these smaller markets, the 2005 vacancy rate ranged from 6.7 per cent in Frontenac County to 19.2 per cent in the small Prince Edward County market.

Greater Ottawa Area
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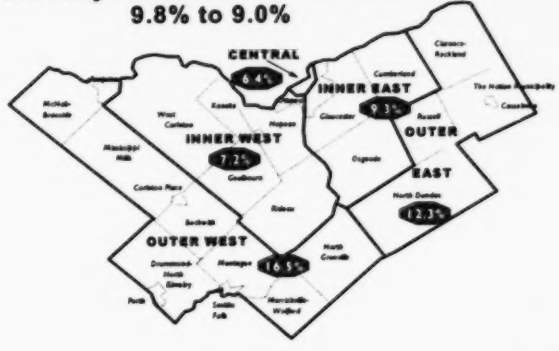

Prescott-Russell, the largest of these Eastern Ontario markets, had a substantial decrease in its vacancy rate to 10.5 per cent. This reversed the previous upward vacancy trend seen over several years.

Per diems outside the GOA tended to reflect the level of vacancies. Private room rates ranged from a high of $77 in Kingston with its 4.7 per cent vacancy rate to a low of $48 in Prescott-Russell. Most other markets had increases of 2 to 5 per cent.

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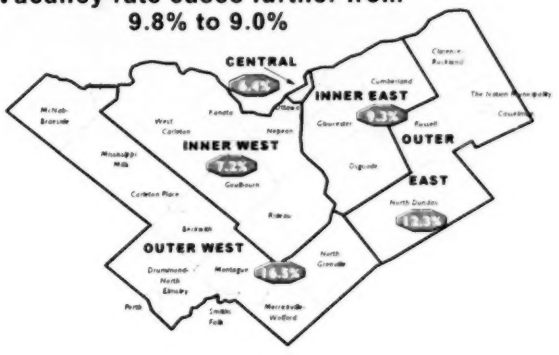

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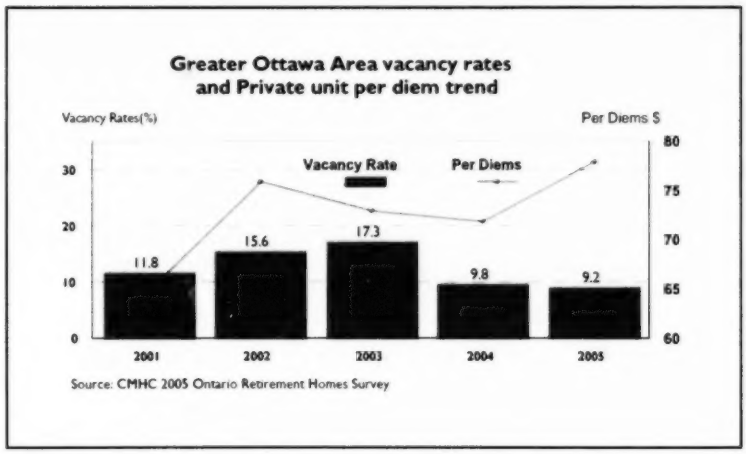
Central Ottawa	-	-	-	-	0.0	-	1.6	1.3	12.3	7.7	0.9	12.3
Inner East	-	-	0.0	0.0	0.0	0.0	6.1	10.9	17.4	8.7	-	0.0
Inner West	-	-	14.3	0.0	6.0	3.1	6.1	9.9	1.1	4.2	12.5	9.1
City of Ottawa	**-**	**-**	**10.5**	**0.0**	**5.4**	**3.0**	**3.4**	**7.6**	**7.4**	**6.5**	**2.4**	**11.5**
Outer East	-	-	-	-	0.0	0.0	-	0.0	-	-	-	-
Outer West	50.0	0.0	27.0	45.8	0.0	17.4	0.0	25.0	22.2	0.0	-	-
GOA	**50.0**	**0.0**	**21.4**	**28.2**	**5.3**	**4.7**	**3.3**	**8.0**	**8.1**	**6.3**	**2.4**	**11.5**

High Capture Rate in the City of Ottawa

The capture rate in the City of Ottawa at 9.2 per cent is double the Ontario average. It is also significantly higher than that in such other major Ontario centres as the Greater Toronto Area (3.2), City of Hamilton (4.0), Niagara Region (7.1), Waterloo Region (5.8) and Middlesex County (4.1). Although the population aged 75 and older in the City of Ottawa represents only 5.6 per cent of the Ontario population in this age group, the City of Ottawa supply of retirement home spaces represents 11.4 per cent of the Ontario total.

There are two factors which help explain the high capture rate in the City of Ottawa. One is the comparatively high income level in the Ottawa CMA. As of the 2001 Census, the median individual income for persons 15+ in the Ottawa CMA was $29,978, more than 20 per cent above the Ontario average. Secondly, the level of out-migration from the Ottawa area among the main elder care-giving age groups of 25-44 was above average. Specifically, in the five years from 1999 to 2004, a total of 64,332 persons in this age group left the City of Ottawa, equivalent to 8.3 per cent of the total 2001 population. By comparison, the GTA area had out-migration in this age group of just 4.7 per cent of its 2001 population over the same period. With wealthier seniors and fewer "sandwich generation" children still in the area to care for them, the demand for private retirement home facilities in Ottawa is particularly strong.

While Ottawa's capture rate is well above average, the highest capture rate in Ontario is in the Prescott-Russell market, where the number of retirement home residents is equivalent to 22.8 per cent of the population 75 and older. However, as Prescott-Russell falls into Outer East, a component of the Greater Ottawa Area market, some of the retirement home clients are from elsewhere in the Ottawa area, lured to Prescott-Russell by its relatively low per diems.



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Outer East	-	-	-	-	0.0	0.0	-	0.0	-	-	-	-
Outer West	50.0	0.0	27.0	45.8	0.0	17.4	0.0	25.0	22.2	0.0	-	-
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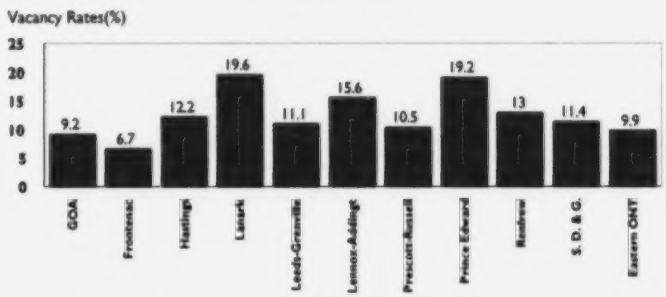
The capture rate in the City of Ottawa at 9.2 per cent is double the Ontario average. It is also significantly higher than that in such other major Ontario centres as the Greater Toronto Area (3.2), City of Hamilton (4.0), Niagara Region (7.1), Waterloo Region (5.8) and Middlesex County (4.1). Although the population aged 75 and older in the City of Ottawa represents only 5.6 per cent of the Ontario population in this age group, the City of Ottawa supply of retirement home spaces represents 11.4 per cent of the Ontario total.

There are two factors which help explain the high capture rate in the City of Ottawa. One is the comparatively high income level in the Ottawa CMA. As of the 2001 Census, the median individual income for persons 15+ in the Ottawa CMA was $29,978, more than 20 per cent above the Ontario average. Secondly, the level of out-migration from the Ottawa area among the main elder care-giving age groups of 25-44 was above average. Specifically, in the five years from 1999 to 2004, a total of 64,332 persons in this age group left the City of Ottawa, equivalent to 8.3 per cent of the total 2001 population. By comparison, the GTA area had out-migration in this age group of just 4.7 per cent of its 2001 population over the same period. With wealthier seniors and fewer "sandwich generation" children still in the area to care for them, the demand for private retirement home facilities in Ottawa is particularly strong.

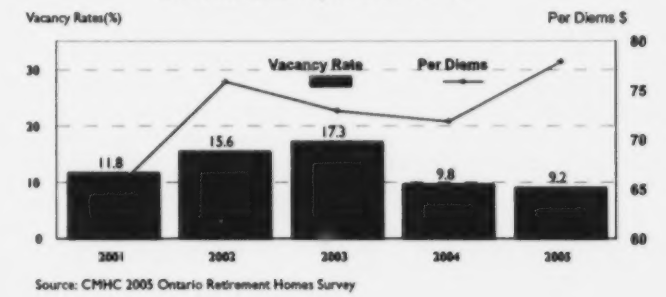
While Ottawa's capture rate is well above average, the highest capture rate in Ontario is in the Prescott-Russell market, where the number of retirement home residents is equivalent to 22.8 per cent of the population 75 and older. However, as Prescott-Russell falls into Outer East, a component of the Greater Ottawa Area market, some of the retirement home clients are from elsewhere in the Ottawa area, lured to Prescott-Russell by its relatively low per diems.

Vacancy rates by county
Eastern Ontario



Source: CMHC 2005 Ontario Retirement Homes Survey

Greater Ottawa Area vacancy rates
and Private unit per diem trend



Source: CMHC 2005 Ontario Retirement Homes Survey

Western Ontario

Including Guelph, Kitchener, London, and Windsor

Vacancy Rate Higher in Western Ontario

In contrast to the provincial trend, the average vacancy rate for retirement homes in Western Ontario rose to 13.1 per cent in 2005, up from 12.0 per cent a year earlier. Such major centres as Waterloo Region and Wellington County saw significant increases in their vacancy rates, while Essex County's rate was nearly cut in half. Meanwhile, Middlesex County saw its vacancy rate remain virtually unchanged at 11.9 per cent.

In Waterloo, the 4.3 percentage point jump in the vacancy rate to 13.5 per cent was influenced by the reinstatement in the 2005 survey of a Kitchener retirement home. However, higher vacancies were experienced across all major areas in the Waterloo Region. In contrast, the increase in the Wellington county vacancy rate from 10.5 per cent to 16.1 per cent was due entirely to a fall in demand, with the number of retirement home residents dropping from 974 persons in 2004 to just 911 in this year's survey.

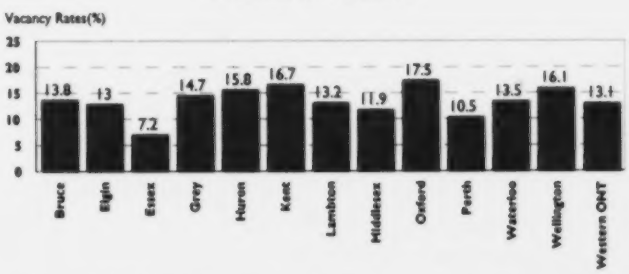
Among markets experiencing a drop in vacancies, Essex County was the most noteworthy. In particular, Windsor City saw its vacancy rate plummet from 17.7 per cent in 2004 to just 7.8 per cent in 2005, the lowest in Western Ontario. While the number of retirement home residents in Essex County edged lower by 1.1 per cent over this period, the big change was 64 fewer semi-private spaces or a 23 per cent drop in that supply. All of the decrease in semis occurred in the City of Windsor, reflecting soft demand for shared accommodation. There was also a slight downward adjustment in all other unit types.

While in Middlesex County the overall vacancy rate changed very little, edging up only 0.1 percentage points to 11.9 per cent, there were some differences among unit types. In the small supply of semis (74 spaces) vacancies increased from 8 to 14 spaces or an 18.9 per cent vacancy rate. Despite a 20 per cent surge in the supply of private units, attributable to the addition of a small new facility and the re-introduction of a large existing residence which had undergone a major renovation and addition of units, the vacancy rate for these units actually edged down from 14.4 per cent last year to 14.0 per cent.

Most centres in the Western Ontario region saw per diems for the predominate private room type increase at the inflation rate of 2-3 per cent. Semi-private unit per diems remained fairly stable with most changes up or down less than two dollars.

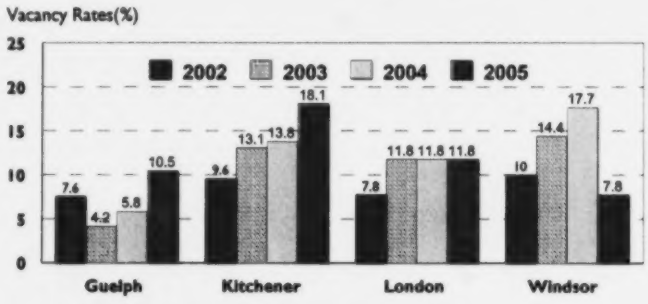
Across the region, there were some interesting anomalies. In Kitchener City, the average per diem for private units actually rose 11 per cent despite an increase in the vacancy rate from 17.1 to 20.1 per cent for this type of accommodation. The explanation lies in the previously mentioned re-inclusion of a large retirement home which has higher than average per diems.

Vacancy rates by county
Western Ontario



Source: CMHC 2005 Ontario Retirement Homes Survey

Vacancy Trends
Western Ontario's Largest Markets



Source: CMHC 2005 Ontario Retirement Homes Survey

In the city of Guelph, per diems also did not respond in the expected manner to vacancy rate developments. For example, the vacancy rate for private units in Guelph more than doubled to 12.8 per cent from 6.0 per cent in 2004. This occurred even as the supply of private rooms declined by 14 units. Even in the face of these sharply rising vacancies, average private room per diems still edged higher by 2 per cent to $85, the second-highest level in Western Ontario.

Essex County's sharply lower vacancy rates allowed per diem increases for the more popular private and suite unit types to surpass the inflation rate. In particular, suite units with a vacancy rate of only 1.6 per cent, were able to command daily rents of $96, a 4.9 per cent increase. However, the suite rate is still below that in most other major urban centres.

The inclusion of a large renovated project back into the survey in Middlesex County acted to increase the average per diem rate for private rooms. The supply of private rooms increased by 20 per cent and the average per diem rose by 6 per cent to $81. Although some of this increase is due to increases on existing units, the shift in the distribution of private units by rent range indicates that the new supply had a significant impact. The share of private units with per diems over $80 rose from 32.3 per cent in 2004 to 47.1 per cent in 2005, while the share of private rooms with per diems over the $100 mark almost doubled from 5.8 to 11.3 per cent.

Average per diem rates vary widely between mostly rural counties and the major metropolitan areas in Western Ontario. In rural counties, such as Bruce and Huron, the per diems for private units are typically less than $65. In the less rural counties, including the major metropolitan areas, the average per diem rate is at or above $75. The difference in per diems can be attributed to the increased operating costs for the retirement homes, newer luxury residences with more amenities and services, the higher income of the residents, and the larger pool of potential residents.

Western Ontario Capture Rates

Most areas in Western Ontario have a higher proportion of the population over 75 resident in retirement home facilities than the provincial average. Particularly for the rural and smaller urban centres, the tendency for the younger generation to move away to find employment often means that it becomes more difficult for their parents to maintain a family home. Smaller centres may also have fewer formal support mechanisms such as Meals on Wheels to assist. For larger centres, income levels are also a crucial determinant of demand for retirement homes.

Wellington County had one of the highest capture rates (7.4%) in Western Ontario, due largely to its relatively high income level and the rapid rate of increase in area house prices over recent years. This growth in equity has given the regions' seniors a healthy nest egg with which to pay for their choice of senior's accommodations. Perth, Bruce and Grey counties all have relatively high capture rates due to a combination of relatively high out-migration of younger people and the tendency of some people who had retired to cottages in these areas to stay in the vicinity when choosing a retirement facility. In contrast, Elgin County has relatively few retirement home residents (3.8%) in the target age group.

Northern Ontario

Including Greater Sudbury

Vacancy Rate Moves Lower in 2005

The Northern Ontario vacancy rate slid to 11.3 per cent in 2005 from 11.9 per cent last year. While the vacancy rate for the dominant private room type edged down from 11.6 per cent to 11.0 per cent, the big fall in vacancies was among the semi-private accommodations The semi-private vacancy rate dropped from 21.4 per cent in 2004 to 14.5 per cent in this year's survey as the supply of this style of unit shrank by 18 per cent to 138 spaces. In contrast, the vacancy rate for suites more than doubled to 8.2 per cent, although this is still the lowest vacancy rate among unit types.

The lower vacancy rate among semi-private units was accompanied by an average per diem increase of almost 8 per cent to $41. This average is still considerably below the $52 province-wide average for semi-private units. Private room rents rose a modest one per cent, while the limited number of suites had a 6.5 per cent increase in per diems to a still relatively low $86.

Sixty-two per cent of private units in Northern Ontario are priced under $60, down from 68 per cent last year. While there was a corresponding increase in the share of private units priced in the $60 to $79 range to 33.6 per cent, there remain fewer than five per cent of the private units in the North priced at or over $80. This contrasts sharply with the per diem picture outside of Northern Ontario, where only 18.6 per cent of private units went for rents below $60.

Turning to the retirement home market in the Greater Sudbury Census Metropolitan Area (CMA), the overall vacancy rate moved higher, from 8.7 per cent per cent in 2004 to 12.7 per cent this year. While vacancies among semi-private units moved even higher to 30.8 per cent, the vacancy rate for private rooms increased from 6.8 per cent to 10.6 per cent this year. The rise in the vacancy rate stems from the impact of competition from new supply in a renovated facility in Lively as well the opening of a new residence in Sudbury which has not been included in the 2005 survey sample.

In Greater Sudbury, the semi-private average per diem increased 4.9 per cent from about $39.50 to $41.50. Rates for private rooms moved up 3.8 per cent to $61, partly the result of higher-priced new supply.

The 3.6 per cent capture rate in Greater Sudbury, is one point lower than the Ontario wide rate of 4.6. This may reflect the relative unattractiveness of the retirement home market to private operators. With the comparatively slower rate of population growth and resultant more modest house price appreciation in the area, seniors typically have fewer resources from selling the family home to support retirement home living.

Table 3: Vacancy Rate by Type

Central Ontario	Ward		Semi-Private		Private		Suite		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
East York	-	-	-	-	17.2	20.0	13.9	14.9	16.6	19.0
Etobicoke	**	**	41.7	41.7	6.7	9.7	0.0	9.7	9.2	15.6
North York	-	-	17.5	14.5	14.8	13.0	4.0	2.9	14.0	12.2
Scarborough	**	**	15.2	11.1	15.9	11.9	17.2	48.3	15.7	16.6
Toronto	-	-	4.8	1.6	14.2	12.4	18.0	13.6	15.4	13.2
York City	**	**	**	32.5	16.0	28.0	4.2	12.9	14.3	26.0
City of Toronto	**3.4**	**0.0**	**16.2**	**17.2**	**14.7**	**14.8**	**15.0**	**14.7**	**14.8**	**15.3**
Durham	13.3	2.2	24.7	37.7	26.7	13.5	3.2	4.6	20.9	13.6
Halton	**	**	**	23.4	12.8	11.3	2.6	4.4	9.9	9.6
Peel	**	**	19.7	25.9	12.2	11.7	5.7	3.9	12.0	12.2
York	28.1	8.3	22.9	10.4	13.8	10.6	8.6	5.5	14.1	9.4
GTA	**18.2**	**6.8**	**19.5**	**21.0**	**15.5**	**13.3**	**9.8**	**9.6**	**14.6**	**13.2**
Brant	**	**	20.4	28.9	7.7	10.2	**	**	10.2	12.8
Dufferin	-	-	26.2	31.7	13.2	11.4	15.5	**	17.9	16.3
Haldimand-Norfolk	-	-	**	10.0	3.1	14.5	**	37.5	3.2	14.8
City of Hamilton	54.5	71.4	28.9	38.9	15.4	17.2	23.3	8.9	19.7	20.8
Old Hamilton City	58.7	**	31.1	41.2	20.1	17.5	11.1	3.6	24.0	22.5
Kawartha Lakes	-	-	20.5	42.9	6.0	15.9	**	**	11.7	24.8
Muskoka	**	**	40.0	29.0	12.9	10.1	19.4	8.0	17.5	15.0
Niagara Region	**	**	24.8	32.8	13.2	18.5	11.4	7.0	14.3	18.2
St. Catharines City	-	-	25.6	29.4	14.3	19.4	22.2	11.4	17.0	18.9
Northumberland	-	**	23.5	28.6	22.3	23.4	14.7	7.2	20.9	20.1
Peterborough	**	**	**	**	14.1	17.4	16.2	4.8	15.3	13.3
Simcoe County	9.2	22.7	22.4	15.6	8.5	10.3	6.3	3.0	10.7	11.1
Barrie City	**	**	25.0	16.3	12.4	10.3	5.0	5.3	14.0	11.0
Total	23.4	22.9	22.6	25.7	13.9	14.1	11.3	8.8	14.6	14.6
Eastern Ontario										
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Central Ottawa	-	-	15.8	12.0	7.5	5.7	3.1	6.4	7.0	6.4
Inner East	-	-	38.2	21.7	11.3	9.0	5.9	6.4	11.6	9.3
Inner West	-	-	**	4.4	8.0	8.8	5.4	4.0	7.2	7.2
City of Ottawa	-	-	17.2	11.7	8.7	8.1	4.7	5.0	8.1	7.4
Outer East	-	-	23.9	27.1	10.0	6.1	**	0.0	14.0	12.3
Outer West	**	**	43.3	41.3	11.9	10.8	18.9	18.6	17.3	17.2
Greater Ottawa	**	**	**25.0**	**23.7**	**9.2**	**8.2**	**5.6**	**6.1**	**9.8**	**9.2**
Frontenac	-	-	25.8	28.6	3.3	5.1	0.7	1.3	5.3	6.7
Kingston City	-	-	25.0	41.7	1.1	4.7	0.7	1.3	3.0	4.6
Hastings	50.0	27.6	16.0	15.6	10.0	10.5	13.6	9.1	13.3	12.2
Lanark	**	**	42.0	40.0	16.0	13.3	19.7	12.9	21.6	19.6
Leeds-Grenville	**	-	34.9	17.9	17.4	9.8	**	0.0	22.7	11.1
Lennox-Addington	**	**	45.8	22.2	15.3	13.4	27.3	17.4	21.1	15.6
Prescott-Russell	-	-	23.0	29.0	14.1	6.6	0.0	0.0	15.6	10.5
Prince Edward	-	-	-	-	21.9	17.1	**	**	21.8	19.2
Renfrew	**	**	29.2	20.2	8.1	11.4	4.3	13.9	10.9	13.0
Stormont, Dundas & Gl.	-	-	27.3	19.8	16.4	11.7	3.2	1.9	16.7	11.4
Total	43.2	29.9	26.5	22.2	10.8	9.0	5.4	5.6	11.8	9.9
Western Ontario										
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Bruce	-	-	33.3	43.3	14.7	11.1	16.4	8.1	17.2	13.8
Elgin	**	**	17.9	29.2	10.2	10.8	0.0	0.0	9.7	13.0
Essex	11.5	13.2	24.8	15.0	14.5	6.8	3.4	1.6	14.3	7.2
Windsor City	**	**	29.9	14.8	19.3	8.2	3.9	1.4	17.7	7.8
Grey	-	-	11.1	35.7	6.6	13.7	7.7	7.7	6.8	14.7
Huron	**	**	24.0	19.6	16.0	12.0	4.5	8.3	16.3	15.8
Chatham-Kent	**	**	20.0	28.8	10.3	12.0	11.8	20.0	12.5	16.7
Lambton	**	**	8.7	28.8	8.7	13.6	7.2	5.4	9.0	13.2
Middlesex	**	**	11.8	18.9	14.4	14.0	6.4	6.5	11.8	11.9
Oxford	**	**	22.9	23.4	23.8	16.4	8.7	33.3	22.1	17.5
Perth	**	**	7.4	7.3	7.9	8.4	**	20.8	9.0	10.5
Waterloo Region	**	-	9.1	15.7	10.5	14.0	2.6	7.2	9.2	13.5
Kitchener City	-	-	4.5	13.7	17.1	20.1	14.8	9.1	13.8	18.1
Cambridge City	**	-	21.6	21.4	6.1	7.3	0.0	1.6	7.7	9.6
Wellington	**	**	13.9	20.6	9.5	15.7	9.8	3.6	10.5	16.1
Guelph City	**	-	5.2	6.0	6.0	12.8	6.5	2.4	5.8	10.5
Total	15.6	26.2	16.7	20.3	12.0	12.6	5.7	5.9	12.0	13.1
Northern Ontario										
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Greater Sudbury	**	**	22.9	30.8	6.8	10.6	-	-	8.7	12.7
Other N. Ontario	**	**	20.8	4.7	13.8	11.2	3.8	8.2	13.1	10.6
Total	**	28.6	21.4	14.5	11.6	11.0	3.8	8.2	11.9	11.3
Total Ontario										
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
	23.5	25.1	21.5	22.9	12.6	12.4	8.6	7.5	13.2	13.0

Table 4: Number of Retirement Spaces, Facilities and Residents, 75+ Capture Rate

Central Ontario	Ward	Semi-Private	Private	Suite	Total Spaces	Homes	Total Residents	Capture Rate 75+
East York	0	0	290	74	364	4	308	-
Etobicoke	3	48	175	31	257	7	224	-
North York	0	186	845	239	1,270	12	1,160	-
Scarborough	14	54	683	118	869	9	757	-
Toronto	0	62	1,045	806	1,913	20	1,720	-
York City	9	40	415	62	526	5	396	-
City of Toronto	**26**	**390**	**3,453**	**1,330**	**5,199**	**57**	**4,565**	**2.7**
Durham	45	130	772	285	1,232	21	1,136	4.3
Halton	12	64	777	412	1,265	16	1,197	4.9
Peel	10	232	982	361	1,585	20	1,458	3.6
York	24	182	872	309	1,387	21	1,341	3.6
GTA	**117**	**998**	**6,856**	**2,697**	**10,668**	**135**	**9,697**	**3.2**
Brant	15	90	508	5	618	11	564	6.3
Dufferin	0	60	175	16	251	5	218	8.3
Haldimand-Norfolk	0	10	366	8	384	11	337	4.4
City of Hamilton	42	280	1,212	248	1,782	35	1,468	4.0
Old Hamilton City	33	204	739	110	1,086	20	869	-
Kawartha Lakes	0	70	132	4	206	3	158	2.4
Muskoka	16	62	278	25	381	8	336	7.1
Niagara Region	10	192	1,215	272	1,689	27	1,428	3.9
St. Catharines City	0	68	434	123	625	7	530	-
Northumberland	3	14	252	69	338	10	282	4.1
Peterborough	11	12	626	293	942	10	888	7.4
Simcoe County	44	212	1,101	66	1,423	35	1,306	5.2
Barrie City	8	80	358	19	465	9	426	-
Total	258	2,000	12,721	3,703	18,682	290	16,682	-
Eastern Ontario	**Ward**	**Semi-Private**	**Private**	**Suite**	**Total Spaces**	**Homes**	**Total Residents**	**Capture Rate 75+**
Central Ottawa	0	92	733	373	1,198	18	1,209	-
Inner East	0	46	746	109	901	14	848	-
Inner West	0	68	1,482	704	2,254	21	2,253	-
City of Ottawa	**0**	**206**	**2,961**	**1,186**	**4,353**	**53**	**4,310**	**9.2**
Outer East	0	188	426	14	628	16	580	-
Outer West	5	104	480	113	702	15	580	-
Greater Ottawa	**5**	**498**	**3,867**	**1,313**	**5,683**	**84**	**5,470**	-
Frontenac	0	56	255	150	461	11	459	4.4
Kingston City	0	12	232	150	394	8	405	-
Hastings	29	64	352	22	467	14	419	4.2
Lanark	5	100	315	70	490	9	417	8.8
Leeds-Grenville	0	84	316	13	413	10	380	4.9
Lennox-Addington	30	18	186	23	257	7	227	8.2
Prescott-Russell	0	186	791	29	1,006	23	941	22.8
Prince Edward	0	0	70	8	78	6	65	2.8
Renfrew	3	104	525	115	747	17	686	9.2
Stormont, Dundas & G.	0	106	349	106	561	13	510	5.8
Total	67	924	6,120	1,722	8,833	163	8,414	-
Western Ontario	**Ward**	**Semi-Private**	**Private**	**Suite**	**Total Spaces**	**Homes**	**Total Residents**	**Capture Rate 75+**
Bruce	0	30	253	37	320	10	284	5.8
Elgin	4	48	167	27	246	6	219	3.8
Essex	38	214	888	254	1,394	21	1,359	5.6
Windsor City	17	128	510	212	867	9	847	-
Grey	0	42	498	52	592	10	527	6.7
Huron	19	46	233	24	322	8	272	5.1
Chatham-Kent	12	160	552	20	744	12	634	7.8
Lambton	11	52	391	168	622	13	570	5.7
Middlesex	19	74	798	370	1,261	19	1,156	4.1
Oxford	21	94	348	6	469	10	390	4.9
Perth	22	82	273	24	401	9	368	6.4
Waterloo Region	0	338	1,146	195	1,679	28	1,505	5.8
Kitchener City	0	204	566	33	803	8	672	-
Cambridge City	0	98	300	62	460	10	433	-
Wellington	3	248	753	56	1,060	20	911	7.4
Guelph City	0	166	452	42	660	8	605	-
Total	149	1,428	6,300	1,233	9,110	166	8,195	-
Northern Ontario	**Ward**	**Semi-Private**	**Private**	**Suite**	**Total Spaces**	**Homes**	**Total Residents**	**Capture Rate 75+**
Greater Sudbury	9	52	426	0	487	7	372	3.6
Other N. Ontario	12	86	846	158	1,102	21	1,108	2.6
Total	21	138	1,272	158	1,589	28	1,480	2.8
Total Ontario	**Ward**	**Semi-Private**	**Private**	**Suite**	**Total Spaces**	**Homes**	**Total Residents**	**Capture Rate 75+**
	495	4,490	26,413	6,816	38,214	647	34,771	4.6

Table 3: Vacancy Rate by Type

Central Ontario	Ward		Semi-Private		Private		Suite		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
East York	-	-	-	-	17.2	20.0	13.9	14.9	16.6	19.0
Etobicoke	**	**	41.7	41.7	6.7	9.7	0.0	9.7	9.2	15.6
North York	-	-	17.5	14.5	14.8	13.0	4.0	2.9	14.0	12.2
Scarborough	**	**	15.2	11.1	15.9	11.9	17.2	48.3	15.7	16.6
Toronto	-	-	4.8	1.6	14.2	12.4	18.0	13.6	15.4	13.2
York City	**	**	**	32.5	16.0	28.0	4.2	12.9	14.3	26.0
City of Toronto	**3.4**	**0.0**	**16.2**	**17.2**	**14.7**	**14.8**	**15.0**	**14.7**	**14.8**	**15.3**
Durham	13.3	2.2	24.7	37.7	26.7	13.5	3.2	4.6	20.9	13.6
Halton	**	**	**	23.4	12.8	11.3	2.6	4.4	9.9	9.6
Peel	**	**	19.7	25.9	12.2	11.7	5.7	3.9	12.0	12.2
York	28.1	8.3	22.9	10.4	13.8	10.6	8.6	5.5	14.1	9.4
GTA	**18.2**	**6.8**	**19.5**	**21.0**	**15.5**	**13.3**	**9.8**	**9.6**	**14.6**	**13.2**
Brant	**	**	20.4	28.9	7.7	10.2	**	**	10.2	12.8
Dufferin	-	-	26.2	31.7	13.2	11.4	15.5	**	17.9	16.3
Haldimand-Norfolk	-	-	**	10.0	3.1	14.5	**	37.5	3.2	14.8
City of Hamilton	54.5	71.4	28.9	38.9	15.4	17.2	23.3	8.9	19.7	20.8
Old Hamilton City	58.7	**	31.1	41.2	20.1	17.5	11.1	3.6	24.0	22.5
Kawartha Lakes	-	-	20.5	42.9	6.0	15.9	**	**	11.7	24.8
Muskoka	**	**	40.0	29.0	12.9	10.1	19.4	8.0	17.5	15.0
Niagara Region	**	**	24.8	32.8	13.2	18.5	11.4	7.0	14.3	18.2
St. Catharines City	-	-	25.6	29.4	14.3	19.4	22.2	11.4	17.0	18.9
Northumberland	-	**	23.5	28.6	22.3	23.4	14.7	7.2	20.9	20.1
Peterborough	**	**	**	**	14.1	17.4	16.2	4.8	15.3	13.3
Simcoe County	9.2	22.7	22.4	15.6	8.5	10.3	6.3	3.0	10.7	11.1
Barrie City	**	**	25.0	16.3	12.4	10.3	5.0	5.3	14.0	11.0
Total	23.4	22.9	22.6	25.7	13.9	14.1	11.3	8.8	14.6	14.6
Eastern Ontario										
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Central Ottawa	-	-	15.8	12.0	7.5	5.7	3.1	6.4	7.0	6.4
Inner East	-	-	38.2	21.7	11.3	9.0	5.9	6.4	11.6	9.3
Inner West	-	-	**	4.4	8.0	8.8	5.4	4.0	7.2	7.2
City of Ottawa	-	-	**17.2**	**11.7**	**8.7**	**8.1**	**4.7**	**5.0**	**8.1**	**7.4**
Outer East	-	-	23.9	27.1	10.0	6.1	**	0.0	14.0	12.3
Outer West	**	**	43.3	41.3	11.9	10.8	18.9	18.6	17.3	17.2
Greater Ottawa	**	**	**25.0**	**23.7**	**9.2**	**8.2**	**5.6**	**6.1**	**9.8**	**9.2**
Frontenac	-	-	25.8	28.6	3.3	5.1	0.7	1.3	5.3	6.7
Kingston City	-	-	25.0	41.7	1.1	4.7	0.7	1.3	3.0	4.6
Hastings	50.0	27.6	16.0	15.6	10.0	10.5	13.6	9.1	13.3	12.2
Lanark	**	**	42.0	40.0	16.0	13.3	19.7	12.9	21.6	19.6
Leeds-Grenville	**	-	34.9	17.9	17.4	9.8	**	0.0	22.7	11.1
Lennox-Addington	**	**	45.8	22.2	15.3	13.4	27.3	17.4	21.1	15.6
Prescott-Russell	-	-	23.0	29.0	14.1	6.6	0.0	0.0	15.6	10.5
Prince Edward	-	-	-	-	21.9	17.1	**	**	21.8	19.2
Renfrew	**	**	29.2	20.2	8.1	11.4	4.3	13.9	10.9	13.0
Stormont, Dundas & Gl.	-	-	27.3	19.8	16.4	11.7	3.2	1.9	16.7	11.4
Total	43.2	29.9	26.5	22.2	10.8	9.0	5.4	5.6	11.8	9.9
Western Ontario										
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Bruce	-	-	33.3	43.3	14.7	11.1	16.4	8.1	17.2	13.8
Elgin	**	**	17.9	29.2	10.2	10.8	0.0	0.0	9.7	13.0
Essex	11.5	13.2	24.8	15.0	14.5	6.8	3.4	1.6	14.3	7.2
Windsor City	**	**	29.9	14.8	19.3	8.2	3.9	1.4	17.7	7.8
Grey	-	-	11.1	35.7	6.6	13.7	7.7	7.7	6.8	14.7
Huron	**	**	24.0	19.6	16.0	12.0	4.5	8.3	16.3	15.8
Chatham-Kent	**	**	20.0	28.8	10.3	12.0	11.8	20.0	12.5	16.7
Lambton	**	**	8.7	28.8	8.7	13.6	7.2	5.4	9.0	13.2
Middlesex	**	**	11.8	18.9	14.4	14.0	6.4	6.5	11.8	11.9
Oxford	**	**	22.9	23.4	23.8	16.4	8.7	33.3	22.1	17.5
Perth	**	**	7.4	7.3	7.9	8.4	**	20.8	9.0	10.5
Waterloo Region	**	-	9.1	15.7	10.5	14.0	2.6	7.2	9.2	13.5
Kitchener City	-	-	4.5	13.7	17.1	20.1	14.8	9.1	13.8	18.1
Cambridge City	**	-	21.6	21.4	6.1	7.3	0.0	1.6	7.7	9.6
Wellington	**	**	13.9	20.6	9.5	15.7	9.8	3.6	10.5	16.1
Guelph City	**	-	5.2	6.0	6.0	12.8	6.5	2.4	5.8	10.5
Total	15.6	26.2	16.7	20.3	12.0	12.6	5.7	5.9	12.0	13.1
Northern Ontario										
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Greater Sudbury	**	**	22.9	30.8	6.8	10.6	-	-	8.7	12.7
Other N. Ontario	**	**	20.8	4.7	13.8	11.2	3.8	8.2	13.1	10.6
Total	**	28.6	21.4	14.5	11.6	11.0	3.8	8.2	11.9	11.3
Total Ontario										
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
	23.5	25.1	21.5	22.9	12.6	12.4	8.6	7.5	13.2	13.0

Table 4: Number of Retirement Spaces, Facilities and Residents, 75+ Capture Rate

Central Ontario	Ward	Semi-Private	Private	Suite	Total Spaces	Homes	Total Residents	Capture Rate 75+
East York	0	0	290	74	364	4	308	-
Etobicoke	3	48	175	31	257	7	224	-
North York	0	186	845	239	1,270	12	1,160	-
Scarborough	14	54	683	118	869	9	757	-
Toronto	0	62	1,045	806	1,913	20	1,720	-
York City	9	40	415	62	526	5	396	-
City of Toronto	**26**	**390**	**3,453**	**1,330**	**5,199**	**57**	**4,565**	**2.7**
Durham	45	130	772	285	1,232	21	1,136	4.3
Halton	12	64	777	412	1,265	16	1,197	4.9
Peel	10	232	982	361	1,585	20	1,458	3.6
York	24	182	872	309	1,387	21	1,341	3.6
GTA	**117**	**998**	**6,856**	**2,697**	**10,668**	**135**	**9,697**	**3.2**
Brant	15	90	508	5	618	11	564	6.3
Dufferin	0	60	175	16	251	5	218	8.3
Haldimand-Norfolk	0	10	366	8	384	11	337	4.4
City of Hamilton	42	280	1,212	248	1,782	35	1,468	4.0
Old Hamilton City	33	204	739	110	1,086	20	869	-
Kawartha Lakes	0	70	132	4	206	3	158	2.4
Muskoka	16	62	278	25	381	8	336	7.1
Niagara Region	10	192	1,215	272	1,689	27	1,428	3.9
St. Catharines City	0	68	434	123	625	7	530	-
Northumberland	3	14	252	69	338	10	282	4.1
Peterborough	11	12	626	293	942	10	888	7.4
Simcoe County	44	212	1,101	66	1,423	35	1,306	5.2
Barrie City	8	80	358	19	465	9	426	-
Total	258	2,000	12,721	3,703	18,682	290	16,682	-
Eastern Ontario	**Ward**	**Semi-Private**	**Private**	**Suite**	**Total Spaces**	**Homes**	**Total Residents**	**Capture Rate 75+**
Central Ottawa	0	92	733	373	1,198	18	1,209	-
Inner East	0	46	746	109	901	14	848	-
Inner West	0	68	1,482	704	2,254	21	2,253	-
City of Ottawa	**0**	**206**	**2,961**	**1,186**	**4,353**	**53**	**4,310**	**9.2**
Outer East	0	188	426	14	628	16	580	-
Outer West	5	104	480	113	702	15	580	-
Greater Ottawa	**5**	**498**	**3,867**	**1,313**	**5,683**	**84**	**5,470**	-
Frontenac	0	56	255	150	461	11	459	4.4
Kingston City	0	12	232	150	394	8	405	-
Hastings	29	64	352	22	467	14	419	4.2
Lanark	5	100	315	70	490	9	417	8.8
Leeds-Grenville	0	84	316	13	413	10	380	4.9
Lennox-Addington	30	18	186	23	257	7	227	8.2
Prescott-Russell	0	186	791	29	1,006	23	941	22.8
Prince Edward	0	0	70	8	78	6	65	2.8
Renfrew	3	104	525	115	747	17	686	9.2
Stormont, Dundas & G.	0	106	349	106	561	13	510	5.8
Total	67	924	6,120	1,722	8,833	163	8,414	-
Western Ontario	**Ward**	**Semi-Private**	**Private**	**Suite**	**Total Spaces**	**Homes**	**Total Residents**	**Capture Rate 75+**
Bruce	0	30	253	37	320	10	284	5.8
Elgin	4	48	167	27	246	6	219	3.8
Essex	38	214	888	254	1,394	21	1,359	5.6
Windsor City	17	128	510	212	867	9	847	-
Grey	0	42	498	52	592	10	527	6.7
Huron	19	46	233	24	322	8	272	5.1
Chatham-Kent	12	160	552	20	744	12	634	7.8
Lambton	11	52	391	168	622	13	570	5.7
Middlesex	19	74	798	370	1,261	19	1,156	4.1
Oxford	21	94	348	6	469	10	390	4.9
Perth	22	82	273	24	401	9	368	6.4
Waterloo Region	0	338	1,146	195	1,679	28	1,505	5.8
Kitchener City	0	204	566	33	803	8	672	-
Cambridge City	0	98	300	62	460	10	433	-
Wellington	3	248	753	56	1,060	20	911	7.4
Guelph City	0	166	452	42	660	8	605	-
Total	149	1,428	6,300	1,233	9,110	166	8,195	-
Northern Ontario	**Ward**	**Semi-Private**	**Private**	**Suite**	**Total Spaces**	**Homes**	**Total Residents**	**Capture Rate 75+**
Greater Sudbury	9	52	426	0	487	7	372	3.6
Other N. Ontario	12	86	846	158	1,102	21	1,108	2.6
Total	21	138	1,272	158	1,589	28	1,480	2.8
Total Ontario	**Ward**	**Semi-Private**	**Private**	**Suite**	**Total Spaces**	**Homes**	**Total Residents**	**Capture Rate 75+**
	495	4,490	26,413	6,816	38,214	647	34,771	4.6

Table 5: Vacancy Rate by Rent Range - Private Units

Central Ontario	<$60		$60 - $79		$80 - $99		$100 - $119		$120 - $149		$150+	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
East York	-	-	50.0	-	14.0	6.8	-	22.6	-	-	-	-
Etobicoke	13.5	8.1	30.0	100.0	2.6	4.3	5.7	-	-	6.3	-	-
North York	0.0	-	28.5	22.0	7.1	4.8	13.6	13.4	13.9	18.4	-	-
Scarborough	25.0	12.4	21.9	10.7	19.6	13.8	8.8	7.0	0.0	7.7	-	-
Toronto	8.9	15.2	8.2	6.3	9.5	17.0	21.2	7.0	20.3	22.1	33.3	0.0
York City	0.0	0.0	17.5	27.6	12.5	24.1	0.0	0.0	-	-	-	-
City of Toronto	**11.6**	**13.9**	**19.5**	**17.4**	**12.6**	**12.8**	**15.5**	**14.4**	**17.5**	**14.1**	**33.3**	**0.0**
Durham	35.9	37.5	29.8	10.7	22.0	13.0	42.4	6.8	-	-	-	-
Halton	0.0	-	16.6	16.6	7.0	11.4	15.6	3.5	0.0	0.0	-	-
Peel	29.5	13.0	12.9	9.9	13.4	16.9	4.8	4.1	2.3	1.5	10.0	-
York	20.0	30.0	17.1	12.3	11.1	13.2	14.4	5.5	-	1.7	-	0.0
GTA	**17.6**	**16.5**	**20.3**	**14.7**	**12.6**	**13.5**	**14.2**	**10.8**	**12.8**	**8.2**	**15.4**	**0.0**
Brant	10.2	15.3	7.9	16.6	-	1.0	-	0.0	-	37.5	-	-
Dufferin	4.5	33.3	17.1	10.4	28.6	10.5	10.0	4.8	-	0.0	-	-
Haldimand-Norfolk	3.3	10.2	2.9	20.1	0.0	0.0	-	-	-	-	-	-
City of Hamilton	21.7	23.8	7.1	11.7	11.0	15.2	32.1	39.3	0.0	0.0	-	-
Old Hamilton City	26.1	26.3	3.5	6.5	16.3	19.7	35.3	42.0	-	-	-	-
Kawartha Lakes	25.8	18.2	6.7	11.9	0.0	22.6	-	-	-	-	-	-
Muskoka	14.0	2.6	10.9	12.2	12.5	0.0	-	-	-	-	-	-
Niagara Region	15.0	11.4	11.3	20.0	16.2	15.1	38.9	60.0	0.0	0.0	-	-
St. Catharines City	10.0	8.3	8.2	17.9	31.1	18.5	-	0.0	0.0	0.0	-	-
Northumberland	31.4	32.7	16.9	24.5	0.0	0.0	-	-	-	-	-	-
Peterborough	23.1	27.0	17.7	20.9	9.1	13.8	2.4	0.0	-	-	-	-
Simcoe County	11.5	5.1	7.3	15.7	12.3	3.2	3.4	3.8	0.0	0.0	-	-
Barrie City	11.1	0.0	11.9	15.6	14.5	0.0	16.7	2.6	0.0	0.0	-	-
Total	**16.2**	**16.5**	**13.9**	**15.8**	**12.3**	**12.2**	**14.1**	**11.7**	**11.7**	**8.3**	**15.4**	**0.0**
Eastern Ontario	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Central Ottawa	12.4	9.8	11.8	8.3	5.3	2.0	0.0	0.0	16.7	16.3	-	-
Inner East	40.2	26.5	8.7	6.5	8.2	2.4	-	24.0	-	-	-	-
Inner West	19.4	28.1	8.8	9.2	3.4	4.6	15.7	15.0	22.2	7.1	-	-
City of Ottawa	**21.8**	**23.7**	**9.2**	**8.0**	**4.1**	**4.0**	**10.4**	**10.5**	**21.2**	**14.0**	**-**	**-**
Outer East	13.0	6.5	-	0.0	-	-	-	-	-	-	-	-
Outer West	18.8	15.6	3.2	7.8	100.0	9.1	0.0	0.0	-	-	-	-
Greater Ottawa	**18.1**	**14.5**	**8.5**	**7.9**	**4.3**	**4.3**	**10.1**	**10.4**	**21.2**	**14.0**	**-**	**-**
Frontenac	7.3	11.6	4.0	2.0	0.0	5.7	25.0	0.0	-	-	-	-
Kingston City	5.9	23.1	0.0	2.0	0.0	5.7	25.0	0.0	-	-	-	-
Hastings	12.2	11.7	9.4	9.7	-	-	-	0.0	0.0	-	-	-
Lanark	28.2	24.4	3.8	9.7	100.0	9.1	0.0	0.0	-	-	-	-
Leeds-Grenville	31.3	9.1	8.6	12.4	10.2	5.8	-	-	-	-	-	-
Lennox-Addington	22.3	12.0	0.0	7.8	32.7	23.0	50.0	50.0	-	-	-	-
Prescott-Russell	17.1	7.6	70.0	11.8	-	-	-	-	-	-	-	-
Prince Edward	28.0	19.5	8.7	11.5	-	100.0	-	-	-	-	-	-
Renfrew	29.0	11.1	4.8	12.4	-	-	-	-	-	-	-	-
Stormont, Dundas & Glen.	18.6	14.3	18.1	12.6	0.0	0.0	-	0.0	-	-	-	-
Total	**17.4**	**13.0**	**9.6**	**9.0**	**9.1**	**5.8**	**10.6**	**10.4**	**20.0**	**14.0**	**-**	**-**
Western Ontario	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Bruce	21.9	22.2	4.1	7.8	-	-	-	-	-	-	-	-
Elgin	23.0	20.2	2.7	4.8	0.0	0.0	0.0	0.0	-	-	-	-
Essex	20.2	13.8	9.8	7.4	24.0	6.7	14.3	0.0	-	0.0	0.0	50.0
Windsor City	23.2	17.6	12.2	11.8	24.6	5.2	11.5	0.0	-	0.0	0.0	50.0
Grey	10.3	19.2	6.0	13.5	0.0	0.0	-	-	-	-	-	-
Huron	20.6	15.0	13.0	10.3	-	20.0	-	0.0	-	-	-	-
Chatham-Kent	10.0	33.3	10.8	10.7	0.0	5.3	-	0.0	-	-	-	-
Lambton	16.4	32.3	5.2	4.4	0.0	0.0	-	-	-	-	-	-
Middlesex	14.0	25.0	8.0	12.0	28.1	12.0	19.4	10.4	0.0	50.0	-	-
Oxford	26.6	27.2	21.1	13.3	-	-	-	-	-	-	-	-
Perth	7.9	14.1	9.3	6.7	-	0.0	-	-	-	-	-	-
Waterloo Region	10.4	7.0	6.7	14.6	16.8	16.6	0.0	17.1	-	-	-	-
Kitchener City	12.0	5.7	11.5	32.4	27.6	20.4	-	20.0	-	-	-	-
Cambridge City	9.7	5.3	7.6	8.1	14.3	9.3	0.0	0.0	-	-	-	-
Wellington	24.1	38.7	10.2	12.5	4.9	14.4	-	2.7	-	-	-	-
Guelph City	0.0	-	9.3	15.3	5.0	15.0	-	2.7	-	-	-	-
Total	**17.8**	**21.9**	**9.2**	**10.6**	**15.5**	**12.6**	**14.3**	**9.5**	**0.0**	**10.0**	**0.0**	**50.0**
Northern Ontario	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Greater Sudbury	10.1	7.7	0.0	17.4	-	-	-	-	-	-	-	-
Other N. Ontario	6.7	6.0	22.1	16.5	61.1	42.9	-	-	-	-	-	-
Total	**7.8**	**6.6**	**14.5**	**16.8**	**61.1**	**42.9**	**-**	**-**	**-**	**-**	**-**	**-**
Total Ontario	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
	17.1	**15.1**	**11.5**	**12.9**	**12.4**	**11.4**	**13.5**	**11.1**	**13.1**	**9.6**	**11.1**	**3.4**

Table 6: Per cent Distribution of Private units by Rent Range

Central Ontario	<$60		$60 - $79		$80 -$99		$100 - $119		$120 -$149		$150+	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
East York	0.0	0.0	9.9	0.0	90.1	15.8	0.0	84.2	0.0	0.0	0.0	0.0
Etobicoke	26.8	25.0	7.3	5.4	27.5	15.5	38.4	0.0	0.0	54.1	0.0	0.0
North York	0.1	0.0	25.3	21.8	28.6	22.9	41.0	50.6	4.9	4.7	0.0	0.0
Scarborough	17.3	21.7	16.3	38.4	57.0	31.1	8.7	6.8	0.8	2.1	0.0	0.0
Toronto	33.6	35.6	19.5	25.7	12.6	17.7	27.7	13.0	6.4	6.8	0.3	1.2
York City	1.3	1.3	85.8	73.1	8.6	21.7	4.3	4.0	0.0	0.0	0.0	0.0
City of Toronto	**15.2**	**16.4**	**27.4**	**29.9**	**30.6**	**21.8**	**23.2**	**25.5**	**3.5**	**6.1**	**0.1**	**0.4**
Peel	10.0	7.2	28.2	25.5	32.1	42.8	23.6	17.7	5.0	6.8	1.1	0.0
Halton	0.5	0.0	33.8	36.7	58.7	36.9	6.8	20.5	0.2	6.0	0.0	0.0
Durham	11.3	9.5	53.3	52.1	31.4	32.5	4.1	5.8	0.0	0.0	0.0	0.0
York	1.2	1.2	28.3	18.7	45.7	55.7	24.8	15.3	0.0	7.2	0.0	1.8
GTA	**10.4**	**10.6**	**31.7**	**31.1**	**36.1**	**32.1**	**19.2**	**20.2**	**2.4**	**5.6**	**0.2**	**0.4**
Brant	21.0	21.4	79.0	32.9	0.0	43.8	0.0	0.2	0.0	1.7	0.0	0.0
Dufferin	19.3	16.4	36.0	40.6	6.1	11.5	35.1	25.5	3.5	6.1	0.0	0.0
Haldimand-Norfolk	66.6	60.0	32.5	39.5	1.0	0.5	0.0	0.0	0.0	0.0	0.0	0.0
City of Hamilton	22.1	23.4	49.9	51.8	22.6	19.4	5.0	4.9	0.4	0.5	0.0	0.0
Old Hamilton City	28.0	30.3	40.4	44.9	23.8	17.7	7.9	7.2	0.0	0.0	0.0	0.0
Kawartha Lakes	24.4	8.9	70.1	48.0	5.5	43.1	0.0	0.0	0.0	0.0	0.0	0.0
Muskoka	18.8	14.0	78.6	81.6	2.6	4.4	0.0	0.0	0.0	0.0	0.0	0.0
Niagara Region	15.2	14.3	72.1	62.3	10.7	21.1	1.6	1.8	0.4	0.5	0.0	0.0
St. Catharines City	2.7	3.6	79.6	54.6	16.6	40.1	0.0	0.6	1.1	1.2	0.0	0.0
Northumberland	43.8	43.0	51.7	42.2	4.6	14.9	0.0	0.0	0.0	0.0	0.0	0.0
Peterborough	10.3	10.2	51.8	47.8	31.2	35.2	6.7	6.8	0.0	0.0	0.0	0.0
Simcoe County	13.3	14.7	54.4	57.2	23.1	20.7	9.1	7.3	0.1	0.1	0.0	0.0
Barrie City	2.6	4.0	71.4	65.6	22.2	19.3	3.5	10.8	0.3	0.3	0.0	0.0
Total	**15.4**	**15.2**	**44.4**	**41.1**	**26.4**	**27.3**	**12.4**	**12.9**	**1.4**	**3.3**	**0.1**	**0.2**
Eastern Ontario	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Central Ottawa	24.3	6.3	37.0	40.5	21.9	15.4	15.9	24.6	1.0	13.2	0.0	0.0
Inner East	12.6	17.5	80.3	66.4	7.1	12.3	0.0	3.7	0.0	0.0	0.0	0.0
Inner West	7.2	4.1	42.9	34.0	34.5	38.0	13.5	21.9	2.0	2.0	0.0	0.0
City of Ottawa	**12.4**	**8.0**	**51.3**	**43.6**	**24.6**	**26.1**	**10.5**	**18.1**	**1.2**	**4.2**	**0.0**	**0.0**
Outer East	100.0	97.5	0.0	2.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Outer West	56.9	43.0	41.3	47.1	0.2	9.5	1.6	0.4	0.0	0.0	0.0	0.0
Greater Ottawa	**25.3**	**20.0**	**45.9**	**40.7**	**19.4**	**21.8**	**8.5**	**14.2**	**1.0**	**3.3**	**0.0**	**0.0**
Frontenac	21.3	17.1	38.4	39.3	38.8	42.1	1.6	1.6	0.0	0.0	0.0	0.0
Kingston City	9.4	5.9	33.2	44.6	55.3	47.7	2.2	1.8	0.0	0.0	0.0	0.0
Hastings	30.0	36.9	69.4	62.2	0.0	0.0	0.0	0.9	0.6	0.0	0.0	0.0
Lanark	51.7	29.9	45.5	54.8	0.4	14.6	2.4	0.7	0.0	0.0	0.0	0.0
Leeds-Grenville	42.3	15.2	26.1	30.8	31.6	54.0	0.0	0.0	0.0	0.0	0.0	0.0
Lennox-Addington	29.6	14.0	41.9	50.6	27.4	34.3	1.1	1.1	0.0	0.0	0.0	0.0
Prescott-Russell	98.3	97.0	1.7	3.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prince Edward	68.5	60.3	31.5	38.2	0.0	1.5	0.0	0.0	0.0	0.0	0.0	0.0
Renfrew	60.1	46.6	39.9	53.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Stormont, Dundas & G.	47.4	50.2	52.3	49.2	0.3	0.3	0.0	0.3	0.0	0.0	0.0	0.0
Total	**40.5**	**27.6**	**40.3**	**41.6**	**14.3**	**19.6**	**4.4**	**9.1**	**0.5**	**2.1**	**0.0**	**0.0**
Western Ontario	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Bruce	61.5	26.0	38.5	74.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Elgin	44.3	50.3	22.2	12.6	28.7	32.3	4.8	4.8	0.0	0.0	0.0	0.0
Essex	14.6	11.0	54.2	54.9	25.9	26.4	4.8	5.3	0.0	2.0	0.6	0.3
Windsor City	20.9	15.1	30.6	37.6	37.9	34.0	9.7	9.3	0.0	3.6	0.9	0.4
Grey	21.7	16.3	74.3	82.4	4.0	1.3	0.0	0.0	0.0	0.0	0.0	0.0
Huron	43.8	34.5	56.2	62.9	0.0	2.2	0.0	0.4	0.0	0.0	0.0	0.0
Chatham-Kent	9.4	9.1	88.6	86.9	2.1	3.6	0.0	0.4	0.0	0.0	0.0	0.0
Lambton	34.8	33.9	63.4	65.3	1.8	0.8	0.0	0.0	0.0	0.0	0.0	0.0
Middlesex	7.8	6.7	60.0	46.3	26.5	35.8	5.6	10.7	0.2	0.6	0.0	0.0
Oxford	41.7	23.5	58.3	76.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Perth	37.1	26.8	62.9	72.8	0.0	0.4	0.0	0.0	0.0	0.0	0.0	0.0
Waterloo Region	16.1	13.3	42.3	31.9	41.1	43.3	0.5	11.5	0.0	0.0	0.0	0.0
Kitchener City	12.6	7.8	32.9	22.8	54.5	61.5	0.0	7.8	0.0	0.0	0.0	0.0
Cambridge City	25.3	26.2	46.0	34.6	27.0	37.8	1.8	1.4	0.0	0.0	0.0	0.0
Wellington	15.5	15.0	42.0	37.3	42.5	37.3	0.0	10.3	0.0	0.0	0.0	0.0
Guelph City	3.3	0.0	30.9	26.5	65.8	57.1	0.0	16.4	0.0	0.0	0.0	0.0
Total	**22.0**	**17.2**	**55.7**	**55.3**	**20.6**	**21.6**	**1.6**	**5.5**	**0.0**	**0.3**	**0.1**	**0.0**
Northern Ontario	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Greater Sudbury	70.2	64.4	29.8	35.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Other N. Ontario	67.6	61.4	25.9	32.6	6.5	6.0	0.0	0.0	0.0	0.0	0.0	0.0
Northern Ontario	**68.4**	**62.4**	**27.2**	**33.6**	**4.4**	**4.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**
Total Ontario	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
	23.9	**20.8**	**45.9**	**44.2**	**21.7**	**23.1**	**7.6**	**9.6**	**0.8**	**2.2**	**0.1**	**0.1**

Table 5: Vacancy Rate by Rent Range - Private Units

Central Ontario	<$60		$60 - $79		$80 -$99		$100 - $119		$120 -$149		$150+	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
East York	-	-	50.0	-	14.0	6.8	-	22.6	-	-	-	-
Etobicoke	13.5	8.1	30.0	100.0	2.6	4.3	5.7	-	-	6.3	-	-
North York	0.0	-	28.5	22.0	7.1	4.8	13.6	13.4	13.9	18.4	-	-
Scarborough	25.0	12.4	21.9	10.7	19.6	13.8	8.8	7.0	0.0	7.7	-	-
Toronto	8.9	15.2	8.2	6.3	9.5	17.0	21.2	7.0	20.3	22.1	33.3	0.0
York City	0.0	0.0	17.5	27.6	12.5	24.1	0.0	0.0	-	-	-	-
City of Toronto	**11.6**	**13.9**	**19.5**	**17.4**	**12.6**	**12.8**	**15.5**	**14.4**	**17.5**	**14.1**	**33.3**	**0.0**
Durham	35.9	37.5	29.8	10.7	22.0	13.0	42.4	6.8	-	-	-	-
Halton	0.0	-	16.6	16.6	7.0	11.4	15.6	3.5	0.0	0.0	-	-
Peel	29.5	13.0	12.9	9.9	13.4	16.9	4.8	4.1	2.3	1.5	10.0	-
York	20.0	30.0	17.1	12.3	11.1	13.2	14.4	5.5	-	1.7	-	0.0
GTA	**17.6**	**16.5**	**20.3**	**14.7**	**12.6**	**13.5**	**14.2**	**10.8**	**12.8**	**8.2**	**15.4**	**0.0**
Brant	10.2	15.3	7.9	16.6	-	1.0	-	0.0	-	37.5	-	-
Dufferin	4.5	33.3	17.1	10.4	28.6	10.5	10.0	4.8	-	0.0	-	-
Haldimand-Norfolk	3.3	10.2	2.9	20.1	0.0	0.0	-	-	-	-	-	-
City of Hamilton	21.7	23.8	7.1	11.7	11.0	15.2	32.1	39.3	0.0	0.0	-	-
Old Hamilton City	26.1	26.3	3.5	6.5	16.3	19.7	35.3	42.0	-	-	-	-
Kawartha Lakes	25.8	18.2	6.7	11.9	0.0	22.6	-	-	-	-	-	-
Muskoka	14.0	2.6	10.9	12.2	12.5	0.0	-	-	-	-	-	-
Niagara Region	15.0	11.4	11.3	20.0	16.2	15.1	38.9	60.0	0.0	0.0	-	-
St. Catharines City	10.0	8.3	8.2	17.9	31.1	18.5	-	0.0	0.0	0.0	-	-
Northumberland	31.4	32.7	16.9	24.5	0.0	0.0	-	-	-	-	-	-
Peterborough	23.1	27.0	17.7	20.9	9.1	13.8	2.4	0.0	-	-	-	-
Simcoe County	11.5	5.1	7.3	15.7	12.3	3.2	3.4	3.8	0.0	0.0	-	-
Barrie City	11.1	0.0	11.9	15.6	14.5	0.0	16.7	2.6	0.0	0.0	-	-
Total	16.2	16.5	13.9	15.8	12.3	12.2	14.1	11.7	11.7	8.3	15.4	0.0
Eastern Ontario	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Central Ottawa	12.4	9.8	11.8	8.3	5.3	2.0	0.0	0.0	16.7	16.3	-	-
Inner East	40.2	26.5	8.7	6.5	8.2	2.4	-	24.0	-	-	-	-
Inner West	19.4	28.1	8.8	9.2	3.4	4.6	15.7	15.0	22.2	7.1	-	-
City of Ottawa	**21.8**	**23.7**	**9.2**	**8.0**	**4.1**	**4.0**	**10.4**	**10.5**	**21.2**	**14.0**	-	-
Outer East	13.0	6.5	-	0.0	-	-	-	-	-	-	-	-
Outer West	18.8	15.6	3.2	7.8	100.0	9.1	0.0	0.0	-	-	-	-
Greater Ottawa	**18.1**	**14.5**	**8.5**	**7.9**	**4.3**	**4.3**	**10.1**	**10.4**	**21.2**	**14.0**	-	-
Frontenac	7.3	11.6	4.0	2.0	0.0	5.7	25.0	0.0	-	-	-	-
Kingston City	5.9	23.1	0.0	2.0	0.0	5.7	25.0	0.0	-	-	-	-
Hastings	12.2	11.7	9.4	9.7	-	-	-	0.0	0.0	-	-	-
Lanark	28.2	24.4	3.8	9.7	100.0	9.1	0.0	0.0	-	-	-	-
Leeds-Grenville	31.3	9.1	8.6	12.4	10.2	5.8	-	-	-	-	-	-
Lennox-Addington	22.3	12.0	0.0	7.8	32.7	23.0	50.0	50.0	-	-	-	-
Prescott-Russell	17.1	7.6	70.0	11.8	-	-	-	-	-	-	-	-
Prince Edward	28.0	19.5	8.7	11.5	-	100.0	-	-	-	-	-	-
Renfrew	29.0	11.1	4.8	12.4	-	-	-	-	-	-	-	-
Stormont, Dundas & Glen.	18.6	14.3	18.1	12.6	0.0	0.0	-	0.0	-	-	-	-
Total	17.4	13.0	9.6	9.0	9.1	5.8	10.6	10.4	20.0	14.0	-	-
Western Ontario	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Bruce	21.9	22.2	4.1	7.8	-	-	-	-	-	-	-	-
Elgin	23.0	20.2	2.7	4.8	0.0	0.0	0.0	0.0	-	-	-	-
Essex	20.2	13.8	9.8	7.4	24.0	6.7	14.3	0.0	-	0.0	0.0	50.0
Windsor City	23.2	17.6	12.2	11.8	24.6	5.2	11.5	0.0	-	0.0	0.0	50.0
Grey	10.3	19.2	6.0	13.5	0.0	0.0	-	-	-	-	-	-
Huron	20.6	15.0	13.0	10.3	-	20.0	-	0.0	-	-	-	-
Chatham-Kent	10.0	33.3	10.8	10.7	0.0	5.3	-	0.0	-	-	-	-
Lambton	16.4	32.3	5.2	4.4	0.0	0.0	-	-	-	-	-	-
Middlesex	14.0	25.0	8.0	12.0	28.1	12.0	19.4	10.4	0.0	50.0	-	-
Oxford	26.6	27.2	21.1	13.3	-	-	-	-	-	-	-	-
Perth	7.9	14.1	9.3	6.7	-	0.0	-	-	-	-	-	-
Waterloo Region	10.4	7.0	6.7	14.6	16.8	16.6	0.0	17.1	-	-	-	-
Kitchener City	12.0	5.7	11.5	32.4	27.6	20.4	-	20.0	-	-	-	-
Cambridge City	9.7	5.3	7.6	8.1	14.3	9.3	0.0	0.0	-	-	-	-
Wellington	24.1	38.7	10.2	12.5	4.9	14.4	-	2.7	-	-	-	-
Guelph City	0.0	-	9.3	15.3	5.0	15.0	-	2.7	-	-	-	-
Total	17.8	21.9	9.2	10.6	15.5	12.6	14.3	9.5	0.0	10.0	0.0	50.0
Northern Ontario	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Greater Sudbury	10.1	7.7	0.0	17.4	-	-	-	-	-	-	-	-
Other N. Ontario	6.7	6.0	22.1	16.5	61.1	42.9	-	-	-	-	-	-
Total	7.8	6.6	14.5	16.8	61.1	42.9	-	-	-	-	-	-
Total Ontario	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
	17.1	15.1	11.5	12.9	12.4	11.4	13.5	11.1	13.1	9.6	11.1	3.4

Table 6: Per cent Distribution of Private units by Rent Range

Central Ontario	<$60		$60 - $79		$80 -$99		$100 - $119		$120 -$149		$150+	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
East York	0.0	0.0	9.9	0.0	90.1	15.8	0.0	84.2	0.0	0.0	0.0	0.0
Etobicoke	26.8	25.0	7.3	5.4	27.5	15.5	38.4	0.0	0.0	54.1	0.0	0.0
North York	0.1	0.0	25.3	21.8	28.6	22.9	41.0	50.6	4.9	4.7	0.0	0.0
Scarborough	17.3	21.7	16.3	38.4	57.0	31.1	8.7	6.8	0.8	2.1	0.0	0.0
Toronto	33.6	35.6	19.5	25.7	12.6	17.7	27.7	13.0	6.4	6.8	0.3	1.2
York City	1.3	1.3	85.8	73.1	8.6	21.7	4.3	4.0	0.0	0.0	0.0	0.0
City of Toronto	**15.2**	**16.4**	**27.4**	**29.9**	**30.6**	**21.8**	**23.2**	**25.5**	**3.5**	**6.1**	**0.1**	**0.4**
Peel	10.0	7.2	28.2	25.5	32.1	42.8	23.6	17.7	5.0	6.8	1.1	0.0
Halton	0.5	0.0	33.8	36.7	58.7	36.9	6.8	20.5	0.2	6.0	0.0	0.0
Durham	11.3	9.5	53.3	52.1	31.4	32.5	4.1	5.8	0.0	0.0	0.0	0.0
York	1.2	1.2	28.3	18.7	45.7	55.7	24.8	15.3	0.0	7.2	0.0	1.8
GTA	**10.4**	**10.6**	**31.7**	**31.1**	**36.1**	**32.1**	**19.2**	**20.2**	**2.4**	**5.6**	**0.2**	**0.4**
Brant	21.0	21.4	79.0	32.9	0.0	43.8	0.0	0.2	0.0	1.7	0.0	0.0
Dufferin	19.3	16.4	36.0	40.6	6.1	11.5	35.1	25.5	3.5	6.1	0.0	0.0
Haldimand-Norfolk	66.6	60.0	32.5	39.5	1.0	0.5	0.0	0.0	0.0	0.0	0.0	0.0
City of Hamilton	22.1	23.4	49.9	51.8	22.6	19.4	5.0	4.9	0.4	0.5	0.0	0.0
Old Hamilton City	28.0	30.3	40.4	44.9	23.8	17.7	7.9	7.2	0.0	0.0	0.0	0.0
Kawartha Lakes	24.4	8.9	70.1	48.0	5.5	43.1	0.0	0.0	0.0	0.0	0.0	0.0
Muskoka	18.8	14.0	78.6	81.6	2.6	4.4	0.0	0.0	0.0	0.0	0.0	0.0
Niagara Region	15.2	14.3	72.1	62.3	10.7	21.1	1.6	1.8	0.4	0.5	0.0	0.0
St. Catharines City	2.7	3.6	79.6	54.6	16.6	40.1	0.0	0.6	1.1	1.2	0.0	0.0
Northumberland	43.8	43.0	51.7	42.2	4.6	14.9	0.0	0.0	0.0	0.0	0.0	0.0
Peterborough	10.3	10.2	51.8	47.8	31.2	35.2	6.7	6.8	0.0	0.0	0.0	0.0
Simcoe County	13.3	14.7	54.4	57.2	23.1	20.7	9.1	7.3	0.1	0.1	0.0	0.0
Barrie City	2.6	4.0	71.4	65.6	22.2	19.3	3.5	10.8	0.3	0.3	0.0	0.0
Total	**15.4**	**15.2**	**44.4**	**41.1**	**26.4**	**27.3**	**12.4**	**12.9**	**1.4**	**3.3**	**0.1**	**0.2**
Eastern Ontario												
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Central Ottawa	24.3	6.3	37.0	40.5	21.9	15.4	15.9	24.6	1.0	13.2	0.0	0.0
Inner East	12.6	17.5	80.3	66.4	7.1	12.3	0.0	3.7	0.0	0.0	0.0	0.0
Inner West	7.2	4.1	42.9	34.0	34.5	38.0	13.5	21.9	2.0	2.0	0.0	0.0
City of Ottawa	**12.4**	**8.0**	**51.3**	**43.6**	**24.6**	**26.1**	**10.5**	**18.1**	**1.2**	**4.2**	**0.0**	**0.0**
Outer East	100.0	97.5	0.0	2.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Outer West	56.9	43.0	41.3	47.1	0.2	9.5	1.6	0.4	0.0	0.0	0.0	0.0
Greater Ottawa	**25.3**	**20.0**	**45.9**	**40.7**	**19.4**	**21.8**	**8.5**	**14.2**	**1.0**	**3.3**	**0.0**	**0.0**
Frontenac	21.3	17.1	38.4	39.3	38.8	42.1	1.6	1.6	0.0	0.0	0.0	0.0
Kingston City	9.4	5.9	33.2	44.6	55.3	47.7	2.2	1.8	0.0	0.0	0.0	0.0
Hastings	30.0	36.9	69.4	62.2	0.0	0.0	0.0	0.9	0.6	0.0	0.0	0.0
Lanark	51.7	29.9	45.5	54.8	0.4	14.6	2.4	0.7	0.0	0.0	0.0	0.0
Leeds-Grenville	42.3	15.2	26.1	30.8	31.6	54.0	0.0	0.0	0.0	0.0	0.0	0.0
Lennox-Addington	29.6	14.0	41.9	50.6	27.4	34.3	1.1	1.1	0.0	0.0	0.0	0.0
Prescott-Russell	98.3	97.0	1.7	3.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prince Edward	68.5	60.3	31.5	38.2	0.0	1.5	0.0	0.0	0.0	0.0	0.0	0.0
Renfrew	60.1	46.6	39.9	53.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Stormont, Dundas & G.	47.4	50.2	52.3	49.2	0.3	0.3	0.0	0.3	0.0	0.0	0.0	0.0
Total	**40.5**	**27.6**	**40.3**	**41.6**	**14.3**	**19.6**	**4.4**	**9.1**	**0.5**	**2.1**	**0.0**	**0.0**
Western Ontario												
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Bruce	61.5	26.0	38.5	74.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Elgin	44.3	50.3	22.2	12.6	28.7	32.3	4.8	4.8	0.0	0.0	0.0	0.0
Essex	14.6	11.0	54.2	54.9	25.9	26.4	4.8	5.3	0.0	2.0	0.6	0.3
Windsor City	20.9	15.1	30.6	37.6	37.9	34.0	9.7	9.3	0.0	3.6	0.9	0.4
Grey	21.7	16.3	74.3	82.4	4.0	1.3	0.0	0.0	0.0	0.0	0.0	0.0
Huron	43.8	34.5	56.2	62.9	0.0	2.2	0.0	0.4	0.0	0.0	0.0	0.0
Chatham-Kent	9.4	9.1	88.6	86.9	2.1	3.6	0.0	0.4	0.0	0.0	0.0	0.0
Lambton	34.8	33.9	63.4	65.3	1.8	0.8	0.0	0.0	0.0	0.0	0.0	0.0
Middlesex	7.8	6.7	60.0	46.3	26.5	35.8	5.6	10.7	0.2	0.6	0.0	0.0
Oxford	41.7	23.5	58.3	76.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Perth	37.1	26.8	62.9	72.8	0.0	0.4	0.0	0.0	0.0	0.0	0.0	0.0
Waterloo Region	16.1	13.3	42.3	31.9	41.1	43.3	0.5	11.5	0.0	0.0	0.0	0.0
Kitchener City	12.6	7.8	32.9	22.8	54.5	61.5	0.0	7.8	0.0	0.0	0.0	0.0
Cambridge City	25.3	26.2	46.0	34.6	27.0	37.8	1.8	1.4	0.0	0.0	0.0	0.0
Wellington	15.5	15.0	42.0	37.3	42.5	37.3	0.0	10.3	0.0	0.0	0.0	0.0
Guelph City	3.3	0.0	30.9	26.5	65.8	57.1	0.0	16.4	0.0	0.0	0.0	0.0
Total	22.0	17.2	55.7	55.3	20.6	21.6	1.6	5.5	0.0	0.3	0.1	0.0
Northern Ontario												
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Greater Sudbury	70.2	64.4	29.8	35.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Other N. Ontario	67.6	61.4	25.9	32.6	6.5	6.0	0.0	0.0	0.0	0.0	0.0	0.0
Northern Ontario	68.4	62.4	27.2	33.6	4.4	4.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Ontario												
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
	23.9	20.8	45.9	44.2	21.7	23.1	7.6	9.6	0.8	2.2	0.1	0.1

Table 7: Average Per Diem by Accommodation Type

Central Ontario	Semi-Private			Private			Suite		
	2004	2005	% change	2004	2005	% change	2004	2005	% change
East York	-	-	-	$94	$100	5.6	$137	$127	-7.6
Etobicoke	$52	$42	-20.3	$85	$106	25.1	$138	**	**
North York	$64	$67	5.7	$96	$97	1.3	$131	$145	10.1
Scarborough	$66	$55	-17.2	$83	$77	-6.4	$100	$102	1.7
Toronto	$37	$42	14.7	$83	$80	-3.8	$121	$125	3.0
York City	**	$56	**	$79	$79	0.7	$112	$108	-2.9
City of Toronto	**$60**	**$57**	**-5.4**	**$87**	**$87**	**-0.4**	**$121**	**$126**	**3.4**
Durham	$55	$52	-4.8	$76	$77	1.2	$96	$100	3.7
Halton	$53	$92	74.1	$83	$88	6.4	$106	$112	6.0
Peel	$61	$63	3.4	$88	$90	2.6	$116	$117	1.1
York	$62	$75	21.5	$88	$94	6.8	$120	$133	11.0
GTA	**$60**	**$63**	**5.1**	**$85**	**$87**	**2.1**	**$116**	**$121**	**4.3**
Brant	$47	$49	4.2	$65	$71	8.1	**	**	**
Dufferin	$48	$57	18.1	$83	$83	-0.4	**	**	**
Haldimand-Norfolk	$42	$48	14.8	$53	$56	4.9	$80	$73	-8.1
City of Hamilton	$49	$50	1.7	$71	$71	-0.2	$102	$104	2.1
Old Hamilton City	$47	$48	2.5	$70	$68	-1.8	$113	$104	-8.1
Kawartha Lakes	$53	**	**	$70	$70	1.0	**	**	**
Muskoka	$45	**	**	$63	$65	3.2	$96	$96	-0.1
Niagara Region	$50	$49	-2.0	$71	$73	2.8	$82	$86	4.8
St. Catharines City	$47	$48	1.1	$74	$77	3.2	$88	$93	6.3
Northumberland	$48	$46	-2.9	$65	$65	0.9	$77	$79	2.2
Peterborough	$45	**	**	$77	$78	1.0	$104	$99	-4.3
Simcoe County	$50	$49	-1.3	$74	$72	-2.0	$111	$102	-8.0
Barrie City	$52	$50	-5.6	$74	$75	0.5	$114	$118	2.9
Total	$55	$56	3.0	$78	$80	1.9	$110	$114	3.2
Eastern Ontario									
	2004	2005	% change	2004	2005	% change	2004	2005	% change
Central Ottawa	$46	$45	-2.9	$78	$89	13.3	$140	$146	4.2
Inner East	**	$45	**	$68	$71	5.1	$109	$114	4.3
Inner West	**	$53	**	$81	$86	7.0	$105	$105	-0.0
City of Ottawa	**$46**	**$48**	**4.0**	**$77**	**$83**	**8.3**	**$119**	**$119**	**-0.1**
Outer East	$41	$41	1.8	$47	$48	3.3	**	$93	**
Outer West	$45	$44	-0.9	$61	$64	4.7	$85	$87	2.3
Greater Ottawa	**$44**	**$45**	**2.0**	**$72**	**$78**	**7.5**	**$116**	**$116**	**-0.4**
Frontenac	$48	$44	-8.0	$71	$74	4.8	$91	$94	4.2
Kingston City	$55	**	**	$76	$77	2.2	$91	$94	4.4
Hastings	$41	$40	-1.8	$64	$63	-2.1	$109	$113	4.3
Lanark	$45	$44	-1.6	$61	$65	6.0	$85	$93	9.7
Leeds-Grenville	$41	$47	13.3	$66	$76	14.4	**	$107	**
Lennox-Addington	$50	$52	4.1	$71	$74	3.9	$55	$61	11.3
Prescott-Russell	$40	$42	2.6	$47	$48	1.9	$78	$83	6.7
Prince Edward	-	-	-	$50	$53	5.1	**	$68	**
Renfrew	$39	$42	7.1	$55	$58	4.5	$65	$71	9.4
Stormont, Dundas & G.	$41	$45	8.9	$57	$58	1.6	$66	$74	12.2
Total	$43	$44	3.8	$68	$72	6.7	$106	$108	1.6
Western Ontario									
	2004	2005	% change	2004	2005	% change	2004	2005	% change
Bruce	$45	$48	5.1	$56	$61	8.5	$76	$77	1.1
Elgin	$50	$53	4.4	$67	$66	-1.9	$112	$113	0.6
Essex	$53	$52	-1.9	$75	$77	3.3	$92	$96	4.9
Windsor City	$53	$50	-6.3	$78	$81	3.3	$93	$99	5.6
Grey	$46	$47	2.6	$66	$68	3.1	**	**	**
Huron	$48	$49	1.7	$59	$60	2.1	**	**	**
Chatham-Kent	$50	$51	2.4	$67	$68	1.8	$92	$91	-0.5
Lambton	$49	$45	-7.9	$63	$63	0.2	$78	$78	0.3
Middlesex	$62	$63	1.1	$77	$81	5.8	$97	$100	3.5
Oxford	$49	$51	3.4	$62	$64	2.2	$70	$97	38.8
Perth	$50	$50	-0.2	$62	$64	2.6	**	$78	**
Waterloo Region	$53	$51	-2.7	$75	$80	6.8	$102	$101	-0.7
Kitchener City	$58	$58	0.3	$77	$86	11.2	$139	$137	-1.2
Cambridge City	$47	$45	-4.9	$70	$72	2.1	$91	$88	-3.4
Wellington	$49	$51	3.5	$75	$76	1.9	$108	$106	-1.5
Guelph City	$54	$55	1.6	$83	$85	2.0	$117	$114	-2.3
Total	$51	$51	0.7	$70	$73	3.7	$92	$94	2.6
Northern Ontario									
	2004	2005	% change	2004	2005	% change	2004	2005	% change
Greater Sudbury	$40	$41	4.9	$59	$61	3.8	-	-	-
Other N. Ontario	$37	$40	8.7	$57	$56	-0.7	$81	$86	6.5
Total	$38	$41	7.8	$57	$58	0.9	$81	$86	6.5
Total Ontario									
	2004	2005	% change	2004	2005	% change	2004	2005	% change
	$51	$52	2.7	$73	$75	3.4	$105	$108	2.9

Table 7: Average Per Diem by Accommodation Type

Central Ontario	Semi-Private			Private			Suite		
	2004	2005	change	2004	2005	change	2004	2005	change
East York	-	-	-	$94	$100	5.6	$137	$127	-7.6
Etobicoke	$52	$42	-20.3	$85	$106	25.1	$138	**	**
North York	$64	$67	5.7	$96	$97	1.3	$131	$145	10.1
Scarborough	$66	$55	-17.2	$83	$77	-6.4	$100	$102	1.7
Toronto	$37	$42	14.7	$83	$80	-3.8	$121	$125	3.0
York City	**	$56	**	$79	$79	0.7	$112	$108	-2.9
City of Toronto	**$60**	**$57**	**-5.4**	**$87**	**$87**	**-0.4**	**$121**	**$126**	**3.4**
Durham	$55	$52	-4.8	$76	$77	1.2	$96	$100	3.7
Halton	$53	$92	74.1	$83	$88	6.4	$106	$112	6.0
Peel	$61	$63	3.4	$88	$90	2.6	$116	$117	1.1
York	$62	$75	21.5	$88	$94	6.8	$120	$133	11.0
GTA	**$60**	**$63**	**5.1**	**$85**	**$87**	**2.1**	**$116**	**$121**	**4.3**
Brant	$47	$49	4.2	$65	$71	8.1	**	**	**
Dufferin	$48	$57	18.1	$83	$83	-0.4	**	**	**
Haldimand-Norfolk	$42	$48	14.8	$53	$56	4.9	$80	$73	-8.1
City of Hamilton	$49	$50	1.7	$71	$71	-0.2	$102	$104	2.1
Old Hamilton City	$47	$48	2.5	$70	$68	-1.8	$113	$104	-8.1
Kawartha Lakes	$53	**	**	$70	$70	1.0	**	**	**
Muskoka	$45	**	**	$63	$65	3.2	$96	$96	-0.1
Niagara Region	$50	$49	-2.0	$71	$73	2.8	$82	$86	4.8
St. Catharines City	$47	$48	1.1	$74	$77	3.2	$88	$93	6.3
Northumberland	$48	$46	-2.9	$65	$65	0.9	$77	$79	2.2
Peterborough	$45	**	**	$77	$78	1.0	$104	$99	-4.3
Simcoe County	$50	$49	-1.3	$74	$72	-2.0	$111	$102	-8.0
Barrie City	$52	$50	-5.6	$74	$75	0.5	$114	$118	2.9
Total	**$55**	**$56**	**3.0**	**$78**	**$80**	**1.9**	**$110**	**$114**	**3.2**
Eastern Ontario									
	2004	2005	change	2004	2005	change	2004	2005	change
Central Ottawa	$46	$45	-2.9	$78	$89	13.3	$140	$146	4.2
Inner East	**	$45	**	$68	$71	5.1	$109	$114	4.3
Inner West	**	$53	**	$81	$86	7.0	$105	$105	-0.0
City of Ottawa	**$46**	**$48**	**4.0**	**$77**	**$83**	**8.3**	**$119**	**$119**	**-0.1**
Outer East	$41	$41	1.8	$47	$48	3.3	**	$93	**
Outer West	$45	$44	-0.9	$61	$64	4.7	$85	$87	2.3
Greater Ottawa	**$44**	**$45**	**2.0**	**$72**	**$78**	**7.5**	**$116**	**$116**	**-0.4**
Frontenac	$48	$44	-8.0	$71	$74	4.8	$91	$94	4.2
Kingston City	$55	**	**	$76	$77	2.2	$91	$94	4.4
Hastings	$41	$40	-1.8	$64	$63	-2.1	$109	$113	4.3
Lanark	$45	$44	-1.6	$61	$65	6.0	$85	$93	9.7
Leeds-Grenville	$41	$47	13.3	$66	$76	14.4	**	$107	**
Lennox-Addington	$50	$52	4.1	$71	$74	3.9	$55	$61	11.3
Prescott-Russell	$40	$42	2.6	$47	$48	1.9	$78	$83	6.7
Prince Edward	-	-	-	$50	$53	5.1	**	$68	**
Renfrew	$39	$42	7.1	$55	$58	4.5	$65	$71	9.4
Stormont, Dundas & G.	$41	$45	8.9	$57	$58	1.6	$66	$74	12.2
Total	**$43**	**$44**	**3.8**	**$68**	**$72**	**6.7**	**$106**	**$108**	**1.6**
Western Ontario									
	2004	2005	change	2004	2005	change	2004	2005	change
Bruce	$45	$48	5.1	$56	$61	8.5	$76	$77	1.1
Elgin	$50	$53	4.4	$67	$66	-1.9	$112	$113	0.6
Essex	$53	$52	-1.9	$75	$77	3.3	$92	$96	4.9
Windsor City	$53	$50	-6.3	$78	$81	3.3	$93	$99	5.6
Grey	$46	$47	2.6	$66	$68	3.1	**	**	**
Huron	$48	$49	1.7	$59	$60	2.1	**	**	**
Chatham-Kent	$50	$51	2.4	$67	$68	1.8	$92	$91	-0.5
Lambton	$49	$45	-7.9	$63	$63	0.2	$78	$78	0.3
Middlesex	$62	$63	1.1	$77	$81	5.8	$97	$100	3.5
Oxford	$49	$51	3.4	$62	$64	2.2	$70	$97	38.8
Perth	$50	$50	-0.2	$62	$64	2.6	**	$78	**
Waterloo Region	$53	$51	-2.7	$75	$80	6.8	$102	$101	-0.7
Kitchener City	$58	$58	0.3	$77	$86	11.2	$139	$137	-1.2
Cambridge City	$47	$45	-4.9	$70	$72	2.1	$91	$88	-3.4
Wellington	$49	$51	3.5	$75	$76	1.9	$108	$106	-1.5
Guelph City	$54	$55	1.6	$83	$85	2.0	$117	$114	-2.3
Total	**$51**	**$51**	**0.7**	**$70**	**$73**	**3.7**	**$92**	**$94**	**2.6**
Northern Ontario									
	2004	2005	change	2004	2005	change	2004	2005	change
Greater Sudbury	$40	$41	4.9	$59	$61	3.8	-	-	-
Other N. Ontario	$37	$40	8.7	$57	$56	-0.7	$81	$86	6.5
Total	**$38**	**$41**	**7.8**	**$57**	**$58**	**0.9**	**$81**	**$86**	**6.5**
Total Ontario									
	2004	2005	change	2004	2005	change	2004	2005	change
	$51	**$52**	**2.7**	**$73**	**$75**	**3.4**	**$105**	**$108**	**2.9**

Definitions

Room Types

Suite: private room where the bedroom(s) are separate from other living area
Private: room not shared (except by couple)
Semi: two persons (except couples) sharing a room
Ward: three or more persons, shared accommodation

Short-stay/Respite

Rooms restricted for respite use are not included in the total unit count.

Effective Operating Capacity

Many retirement homes have a modular set-up that permits use of a room on a Private or Semi-private basis. For the purposes of CMHC's survey we are not interested in the design capacity but rather how the room is being used. When a 'Semi' room (2 units) is occupied and paid for at the private room rate it is recorded as one Private unit. Vacant modular rooms are usually recorded as vacant Private rooms or prorated to reflect effective demand in the marketplace for Private and Semi-private accommodation.

Couples

We record both individuals in the total resident count but only record as one Private or one Suite unit for the purpose of calculating the vacancy rate.

Prices

Operators provide us with either a daily or monthly rate. Monthly rates are converted to a daily per diem. Rates are collected for both existing residents and vacant units. The rate collected is the 'Regular' assisted living per diem, i.e. up to 1½ hours of care and 3 meals per day. Extra care charges, e.g. Assisted Daily Living, special care, heavier care are not used in the calculation of the average per diem rate.

If a room is occupied by a Couple and there is a separate charge for the 2nd person we record the single person rate for the room or simply do not record the rate for the couple so as not to distort the average per diem rate.

The owner may have a contract to supply a number of units at a subsidized rate, which in many areas of the province is $40-$44 per day. Units at the subsidy rate are excluded from the calculation of the average per diem rate.

Separate per diem and vacancy information is collected for one and two bedroom suites. However, the information is combined and shown under the Suite category in the report.

Capture Rate

This refers to the total number of retirement home residents in our sample for a defined geographic area, for example a county, divided by the total number of persons living in that area who are most likely to live in this type of facility. CMHC has established that the target age group for retirement home facilities are persons 75 years and older.

Ontario has 46 retirement home residents per 1,000 persons aged 75 years and older or a capture rate of 4.6 per cent. The capture rate is also referred to as the absorption rate or the market penetration rate.

Capture rates differ widely across Ontario as a result of the range of alternatives in the marketplace and the impact of the recent addition of new retirement homes. In some areas there may be more independent living retirement apartments; adult communities; life lease and seniors apartments; and, condominiums. Other centres may have a larger and/or newer supply of private and semi-private rooms in long-term care facilities. Variations in the availability of chronic care, home care and meal-on-wheels and other residential supports for seniors also have an impact on the demand for retirement home accommodation.

Methodology

Introduction

Canada Mortgage and Housing Corporation (CMHC) conducted its first survey of private retirement homes in 1989 for the Toronto area. In the early 1990's, the survey was extended to all major Ontario centres and most smaller areas. All retirement homes were included in the survey universe in 2000. The following year a standardized questionnaire was implemented to collect information on vacancies and per diems by unit type, number of residents, number of couples, and the number of subsidized units. The survey is now conducted annually during the months of April and May.

How we conduct the Survey

Survey enumerators working from a CMHC office collect most of the required information by telephone contact. Data is also forwarded by fax and e-mail. All information collected is treated as being **confidential**.

Acknowledgement

The success of the Retirement Homes Survey depends on the co-operation of property owners and managers in providing timely and accurate information. *Thank you.* We sincerely hope that the results of our efforts together will be of benefit to those directly and indirectly involved in the retirement home industry

What is included in the Survey?

The objective is to include retirement homes that provide in their basic service up to 1½ hours of care (on site nursing / assistance with medications) and three meals per day. There are a few facilities included that do not provide nursing assistance but all other services (three meals/snacks, housekeeping, activity programs). The majority of residents must be at least 65 years of age. Excluded from this survey are independent living retirement developments, including life lease and seniors private and non-profit apartments. Long-term care facilities (nursing homes) are not part of this survey.

Survey Sample

All eligible retirement homes are surveyed. Survey results were obtained from almost 100 per cent of the eligible supply in 2005. In addition to the 38,214 accommodation spaces in our surey sample there were another 1,250 spaces in new or renovated facilities open less than one year and not surveyed. There are a further 1,000 spaces under construction.

New Supply

Generally, new or substantially renovated facilities must be open for at least one year to allow for a reasonable initial lease-up period before they are included in the survey.

The following recently opened or re-opened projects were not included in the 2005 Survey results.

Middlesex (London)
- Queens Village

Bruce (Chesley)
- Brittany Villa

Waterloo
- Doon Village (Kitch.)
- Sunshine Centre (Wat.)

Ottawa
- Alta Vista Manor
- Manoir Galleon Ph 2

Greater Sudbury
- Southwind (Sudbury)

Northumberland
- Island Park (Campbellf.)

City of Toronto
- Kensington Pl (N.York)
- Avondale (Toronto)

Durham (Whitby)
-Lynde Creek Manor

Halton
- Heritage Pl (Burlington)
- Delmanor (Oakville)

York (Aurora)
- Sunrise Senior Living

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